NOVEMBER 1957 VOLUME 3 - NUMBER 11

CONSTRUCTION REVIEW

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OUTLOOK FOR 1958 CONSTRUCTION

CHARACTERISTICS OF GI HOME LOANS

UNITED STATES DEPARTMENT OF LABOR

UNITED STATES DEPARTMENT OF COMMERCE

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CONSTRUCTION REVIEW

CONTENTS FOR NOVEMBER 1957

CONSTRUCTION REVIEW is for sale by the Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C. Subscription price per year--$3 domestic; $4 foreign. Single copies, at 30 cents each, may be purchased from any of the Department of Commerce Field Offices or the Bureau of Labor Statistics Regional Offices.

Use of funds for printing this publication approved by the Director of the Bureau of the Budget (December 16, 1954).

At a Glance

OUTLOOK FOR NEW CONSTRUCTION IN 1958--Outlays for new construction are expected to total $49.6 billion in 1958--5 percent above the record expenditure of $47.2 billion estimated for 1957. This would make 1958 second only to 1955 in the physical volume of work put in place (dollar value adjusted for price changes). Most of the expected $2.4-billion increase will be for residential building (public and private) and for highways. Expenditures for almost all other major types of construction will probably rise moderately, or remain at about the 1957 level. The only notable declines will be for private industrial plants and military facilities. (See page 4.)

CONSTRUCTION ACTIVITY IN OCTOBER--Expenditures for new construction declined seasonally in October to $4.5 billion, slightly above the previous October high set in 1956. Outlays for new private dwelling units continued into October the gradual advance that began last June (seasonally adjusted), but private industrial building and public water-supply facilities have tapered off somewhat since midsummer. Actual expenditures for the first 10 months ($39.4 billion) were 2 percent above the corresponding 1956 figure. Private spending ($27.6 billion) about equalled last year's record for January-October, whereas public outlays ($11.8 billion) were up 8 percent.

HOUSING STARTS IN SEPTEMBER--Nonfarm housing starts declined 5 percent in September to 90,000--4 percent below the year-ago total. The August-to-September decrease was almost all in private housing and appeared to be countrywide. Seasonally adjusted, privately owned units begun in September (88,000) were at an annual rate of 990,000 units, rounding out the third quarter with the highest quarterly average rate so far in 1957. During the first 9 months of this year, 793,400 units (756,100 private and 37,300 public) were started--the lowest for any January-September since 1949.

FHA-VA ACTIVITY IN SEPTEMBER--New housing begun under FHA programs declined 7 percent in September, after rising steadily since February, but exceeded the same year-ago total for the first time in over 2 years. Applications for FHA mortgage insurance (excluding Capehart military housing) reversed a 2-month upturn and dropped 12 percent this September, but continued above year-earlier levels. On the other hand, VA-assisted starts (on an adjusted workday basis) declined, for the third consecutive month, and volume was almost 59 percent below September 1956, while requests for VA appraisals (on a comparable workday basis) were down almost 50 percent from August, to a new low.

NONFARM MORTGAGE RECORDINGS IN AUGUST--The value of nonfarm mortgages recorded in August remained at the July level of $2.2 billion, as small increases in activity of savings and loan associations and insurance companies were offset by decreases for all other groups of lenders. Total volume was 13 percent below August 1956 (last year's peak), with declines shown by all lending groups, ranging from 3 percent for individuals to 25 percent for banks. For the first 8 months, 1957 recordings totaled $16.3 billion--12 percent less than in the like 1956 period. All institutional lenders registered declines, but commercial banks alone accounted for 42 percent of the overall loss.

BUILDING PERMIT ACTIVITY IN SEPTEMBER--Building permit valuations declined 7 percent in September, to $1.5 billion, reflecting seasonal curtailment for all major kinds of new building. However, total valuations were above the year-earlier level for the first time since November 1956, as all categories except stores and industrial buildings registered gains from September 1956. For the first 9 months, this year's valuation total ($14 billion) was 5 percent below 1956, with new housing accounting for most of the decrease.

PUBLIC CONTRACT AWARDS IN AUGUST--The value of public contract awards declined 23 percent in August, to $861 million--slightly above the year-ago total. The July-to-August decrease was almost entirely in State owned highway construction, including federally aided and State financed projects. Comparing data for the first 8 months, the 14-percent rise over 1956 (to $8.1 billion) was shared by most major kinds of public work except sewer and water facilities and Federal electric power utilities. The largest gains were in awards for State and locally owned schools and highways (particularly federally aided State projects), and in Federal awards for military (Capehart) housing and conservation and development.

At a Glance

CONSTRUCTION CONTRACTS IN SEPTEMBER AND OCTOBER--The value of construction contracts for the first 9 months of 1957, as reported by the F. W. Dodge Corp., remained slightly ahead of the same 1956 period. For the first time this year, the cumulative total of residential awards has virtually equalled last year's corresponding total. The largest gain was in the utilities group, which showed a 6-percent increase from the first three quarters of 1956. Nonresidential building and public works showed gains in 1957 of 3 and 5 percent, respectively.

Reports of the Engineering News-Record on the value of large construction contracts awarded during the 12 months ending in October show a continuation of the downtrend evident throughout 1957, dropping below the total reported for any 12-month period ending in 1956. Only awards for highways and bridges have been showing strength, with industrial building contracts falling off most rapidly.

CONSTRUCTION COSTS IN SEPTEMBER--The Department of Commerce composite index in September remained, for the second consecutive month, at 138 (1947-49=100). All component indexes contributed to the 3-percent rise from September 1956. This was the smallest rise indicated on a year-to-year basis since October 1955.

BUILDING MATERIALS PRICES IN SEPTEMBER--The wholesale price index for building materials edged down again in September--to 130.9 (1947-49=100)--mainly because of continuing price declines for lumber and copper products, and a seasonal drop in asphalt roofing. The August-to-September decreases were almost balanced by higher prices for linseed oil and some fabricated steel products, as well as scattered price boosts in the nonmetallic minerals products group (including concrete ingredients and concrete products). Price declines for softwood plywood and softwood lumber reflect lagging demand, while lower prices for finished copper building products reflect reductions in the cost of raw copper. The September 1957 index was about the same as the year-ago figure, and 0.5 percent less than the alltime high of August 1956.

UNION WAGE SCALES IN THE BUILDING TRADES, THIRD QUARTER, 1957--Union wage scales in the building trades advanced only slightly in the third quarter of 1957, following the usual heavy second-quarter gains. The 1957 third-quarter rise (0.2 percent) was about half the increase registered in July-October 1956. However, by the end of the third quarter, the average hourly rate for all trades combined was $3.21, an advance of 15.2 cents from October 1, 1956, compared with the October 1955-56 rise of 12.4 cents.

CONSTRUCTION MATERIALS OUTPUT IN AUGUST--The August rise in output of most major construction materials represented normal seasonal movements. Comparisons with August of last year showed mixed trends. Iron and steel products, asphalt products, and portland cement reached levels higher than last year, with iron and steel establishing a new high for the month. For the first time this year, portland cement production moved ahead of the corresponding month a year ago. The increase of 55 percent over last month probably represents the successful effort of the portland cement industry to make up for the lost production in July when a major part of the industry was on strike. Heating and plumbing equipment and clay construction products continued at levels sharply below those of last year.

CONTRACT CONSTRUCTION EMPLOYMENT IN SEPTEMBER--Contract construction employment declined more than seasonally in September, by 48,000 to 3,248,000, and was below the year-ago level for the second successive month. Detailed data through August indicate gains from July in a majority of the States and areas and on all types of contract construction except general building. Although employment in the industry as a whole this August was below August 1956, the number of workers on special trades and nonbuilding construction contractors' payrolls were at an alltime high. Also, a number of States reported more construction workers on the job this August than a year ago.

HOURS AND EARNINGS IN AUGUST--Average weekly earnings in contract construction reached a record high of $111.27 in August--an increase of $2.12 from July and $6.33 above August 1956. Hourly earnings this August edged up to an alltime high of $2.89 (15 cents above a year ago), and the workweek (up 0.6 hour from July) averaged 38.5 hours, the highest since September 1956 and above the year-ago level for the first time since April. Weekly and hourly earnings were at record peaks in August 1957 on all major types of contract construction.

Outlook for New Construction in 1958

Outlays for new construction are expected to total $49.6 billion in 1958--5 percent above the record expenditure of $47.2 billion evident for 1957. This rate of dollar outlay would mark 1958 as the second highest year in the physical volume of work put in place (expenditures adjusted for price changes), exceeded only by 1955.

The $2.4 billion expansion in 1958 construction will be mostly in residential building (private and public) and on highway work, which altogether are expected to account for $2.1 billion of the gain. Expenditures for almost all other major types of construction will probably rise moderately, or remain at about the 1957 level. The only notable declines will be for private industrial plants and military facilities.

Reflecting the anticipated reversal of the 1956-57 downtrend of private housing activity, total private expenditures for new construction are expected to contribute more to the total 1958 expansion than public--rising by $1.4 billion to $34.7 billion, compared with a $1-billion increase to $14.9 billion for public projects.

The expected volume of new construction in 1958 is based on the assumption that any change in the economic pace next year--as measured by national output, income, and employment--will not be great enough to exert a significant push up or down on the total of new construction activity. It was assumed also that international developments would not affect construction in the continental United States. The estimates reflect expectations of an adequate supply of materials and labor, and the assumption that construction costs will continue to trend moderately upward, but at a somewhat slower pace than in 1957.

Supply of mortgage funds will continue to be a chief limiting factor in housing activity next year. Some easing in the mortgage market is assumed for 1958, however, in part because of increased savings of the types used for mortgages, and also because investment in home loans should benefit from some tapering off in funds demand for such purposes as industrial plant and equipment expansion. The outlook assumes, therefore, that a total of about 1,100,000 new nonfarm dwelling units will be started in 1958, about 1,050,000 of which will be privately financed. This compares with a probable total of a little less than 1,000,000 private units and about 50,000 public units in 1957.

Residential Building

A strong advance in total new residential building (private and public) is anticipated for next year (8 percent, from $17.0 billion to $18.4 billion). This represents an expected 6-percent, $675-million increase in new private nonfarm dwelling units to be put in place, and, in addition, rapidly rising expenditures for additions and alterations to existing housing (up $335 million), and for construction of new public residential buildings (up $345 million).

The number of new private dwelling units expected to get under way next year represents a larger increase from 1957 in the number of apartments to be started than single-family houses, continuing the decided uptrend in multifamily residential building which began early this year. It is likely that apartment units will constitute almost a fifth of total housing starts in 1958--the largest proportion since 1949, when apartment house construction was assisted by easy credit conditions and by special financing aids under the former Section 608 program of the National Housing Act. The rising rate of rental-type homebuilding at present may be attributed to a number of influences, including expanding programs for rebuilding urban centers; anticipation of greater returns on rental investments; and a large core of demand for convenient, central-city locations from the fastest growing adult segments of the population --both young couples without children and the elderly.

Outlays for public housing next year will probably climb to a record $850 million, chiefly to put in place the sharply rising number of armed services (Capehart) units that have been getting under way this year. Public housing starts will about double in 1957 as compared with last year, and then are expected to level off in 1958 at about 50,000 units, reflecting some decline in armed services housing starts, offset by a rise in other public housing programs. The chief deterrent in armed services housing will be the dearth of credit for low-interest mortgage loans.

Major fix-up work (additions and alterations) to existing private housing has been rising sharply since 1955. This trend is expected to continue into 1958. Under current stringent credit terms and limited housing availability, many families tend to add rooms or redesign their present homes, rather than buy new houses, to meet changing requirements.

Private Nonresidential Construction

Private nonresidential building construction for the first time in 6 years will not show an increase in outlays. This is due primarily to an expected decline in industrial construction of about 9 percent. Long-range expansion programs for the construction and modernization of many plants largely have been fulfilled, and a substantial volume of new capacity has been added in the past 3 years. The value of contract awards for new plants began tapering off in mid-1957. This trend is expected to continue in 1958. However, spending in this sector will still be about one-fifth greater than in 1955. In general, expenditures for other nonresidential building groups, with the exception of office buildings, warehouses, and hospitals, will probably be maintained at or near the 1957 values. In the case of office buildings and warehouses, the general high volume of business activity and the relatively low vacancies, especially in buildings with more desirable features and convenient locations, promise another year of expansion to bring annual outlays above the $2-billion mark for the first time. Hospital construction will continue to show substantial growth in 1958, to almost the $600-million mark, despite the more than 50-percent increase in 1957. Federal-aid funds have provided considerable stimulation in this area.

Outlays for stores, restaurants, and garages will stabilize at slightly above 1957 levels, following a sharp drop this year. Completion of many new large regional and community shopping centers started in previous years dominated activity in 1957, when a declining number of such projects were begun. There are, however, prospects that continued suburban growth and high retail sales will help maintain the present annual outlays for this group. Private school building, which also declined in 1957, will return to approximately the 1956 level.

Farm construction expenditures will remain unchanged from the last few years, in line with the relative stability of farm income.

The strongest single sector of nonresidential private construction in 1957 was public utilities. Prospects are that next year this group will show a 6-percent advance in spending--about half the 1957 rate of increase. The tight money market and moderating pressures for increased output have resulted in some stretching out of existing long-range expansion programs. Nevertheless, an aggregate of $6 billion will be reached for the first time in 1958. This will be one-fifth greater than 1956 expenditures. The chief areas of spending will be for electric power and gas facilities, for which the increase will be over 10 percent. A $2-billion record should be attained in 1958 for gas facilities construction, about double the spending rate of 3 years ago. Both the railroad and telephone expenditures are expected to decline by almost 10 percent. However, in the case of the latter industry, spending in 1958 at the billion-dollar level will still be more than one-third above the expenditures of 4 years ago.

Public Construction

Almost all of the expected $1-billion rise in public construction to $14.9 billion will come from State and locally owned projects, and 60 percent of it will be accounted for by the new interstate highway program. Prospects are that total outlays for public highways, streets, and roads will rise sharply, by 14 percent, to $5.5 billion, and that nine-tenths of the gain will occur on the 41,000-mile federally aided system initiated in 1956, for which expenditures (90 percent Federal and 10 percent State) will expand from about $250 million this year, to $850 million in 1958. Other highway programs expected to show expenditure gains in 1958 are the basic and continuing Federal-aid highway program (which originated with the Federal-Aid Road Act of 1916 and for which matching generally is on a 50-50 basis), and construction of urban and county roads by individual localities. Outlays for roads financed solely by the States, including toll roads, will continue the downtrend which began in 1957, as State funds are increasingly used for the interstate system.

Public educational outlays in 1958 are expected to reach the $3-billion mark, accounting for one-fifth of all public expenditures for new construction. This is more than three times the level in 1949,

reflecting the relentless demand for more schoolrooms in the wake of substantial development of suburban areas, the large rise in the population of children of school age in the post-World War II period, and the low building rate of the 1930's and 1940's.

NEW CONSTRUCTION PUT IN PLACE IN CONTINENTAL UNITED STATES
1956, 1957, AND OUTLOOK FOR 1958[1]

Type of construction	Value *(in millions)*			Percent change	
	1956	1957[2]	1958	1956-57	1957-58
Total new construction	**$46,060**	**$47,200**	**$49,600**	+ 2	+ 5
Private construction	**33,242**	**33,300**	**34,700**	(3)	+ 4
Residential buildings (nonfarm)	17,632	16,530	17,575	− 6	+ 6
New dwelling units	13,490	12,125	12,800	−10	+ 6
Additions and alterations	3,695	3,915	4,250	+ 6	+ 9
Nonhousekeeping	447	490	525	+10	+ 7
Nonresidential buildings (nonfarm)	8,817	9,155	9,150	+ 4	(3)
Industrial	3,084	3,170	2,875	+ 3	− 9
Commercial	3,631	3,585	3,775	− 1	+ 5
Office buildings and warehouses	1,684	1,870	2,025	+11	+ 8
Stores, restaurants, and garages	1,947	1,715	1,750	−12	+ 2
Other nonresidential buildings	2,102	2,400	2,500	+14	+ 4
Religious	768	870	870	+13	0
Educational	536	525	540	− 2	+ 3
Hospital and institutional	328	505	590	+54	+17
Social and recreational	275	300	300	+ 9	0
Miscellaneous	195	200	200	+ 3	0
Farm construction	1,560	1,600	1,600	+ 3	0
Public utilities	5,113	5,825	6,150	+14	+ 6
Railroad	427	450	400	+ 5	−11
Telephone and telegraph	1,066	1,075	1,000	+ 1	− 7
Electric light and power	1,845	2,100	2,350	+14	+12
Gas	1,400	1,800	2,000	+29	+11
Other public utilities	375	400	400	+ 7	0
All other private	120	190	225	+58	+18
Public construction	**12,818**	**13,900**	**14,900**	+ 8	+ 7
Residential buildings	292	505	850	+73	+68
Nonresidential buildings	4,072	4,470	4,710	+10	+ 5
Industrial	453	455	450	(3)	− 1
Educational	2,549	2,830	3,000	+11	+ 6
Hospital and institutional	298	330	340	+11	+ 3
Administrative and service	362	430	470	+19	+ 9
Other nonresidential buildings	410	425	450	+ 4	+ 6
Military facilities	1,395	1,275	1,100	− 9	−14
Highways	4,470	4,825	5,500	+ 8	+14
Sewer and water systems	1,275	1,345	1,270	+ 5	− 6
Sewer	701	785	750	+12	− 4
Water	574	560	520	− 2	− 7
Public service enterprises	384	395	400	+ 3	+ 1
Conservation and development	826	965	950	+17	− 2
All other public	104	120	120	+15	0

1 Joint estimates of the Department of Labor and the Department of Commerce.
2 Last 2 months estimated.
3 Change of less than one-half of 1 percent.

Construction of both sewer and water works is expected to decline next year in response, to some extent, to the drop in residential construction since 1955. In the case of sewer facilities, the 4-percent drop which seems likely represents the first reversal of a steady upward trend since 1945, whereas the 7-percent decline in outlays for water works construction continues the downtrend begun in 1957. The 9-percent expected increase for administrative and service building expenditures maintains the advance

in outlays for this type of construction during the past decade, reflecting the increased complexity and the growth of State and local administrations to meet the requirements of expanding populations.

The expected decline of 14 percent in expenditures for military facilities, to $1.1 billion, continues the decline begun this year, and reflects both reduced appropriations and completion of many support facilities begun during the 2-year expansion in 1955 and 1956.

Conservation and development programs are likely to continue at about the record 1957 rate, as gains in Corps of Engineers and Bureau of Reclamation programs are offset by a drop in activity on the St. Lawrence Seaway, on which peak construction is now past. Although few large Corps of Engineers projects have been authorized for start in 1958, a number of sizable programs begun in previous years--some multipurpose projects, and others for flood control or navigation alone--will be reaching peak construction levels next year. On the other hand, increasing expenditures by the Bureau of Reclamation in 1958 will result from work on the early stages of two new projects--the Glen Canyon dam (key structure in the Upper Colorado River Storage project), and diversion of Trinity River waters into the Sacramento River.

WATER AND SEWERAGE PROJECTS IN THE ADVANCE PLANNING ON NON-FEDERAL PUBLIC WORKS PROGRAMS

A total of 1,373 water and sewerage construction projects partially financed by the Federal Government remain to be constructed throughout the Nation under the 3 postwar planning programs. These projects will require an estimated total construction outlay of more than $880 million in terms of 1956 construction costs. They represent a segment of the more urgently needed facilities for adequate water supply and satisfactory disposal of sewage.

A list of these projects has been published in a bulletin, Water and Sewerage Projects in the Advance Planning of Non-Federal Public Works Programs, by the Water and Sewerage Industry and Utilities Division of the Business and Defense Services Administration, U. S. Department of Commerce. The projects include additions and improvements to existing systems as well as some entirely new systems and a breakdown of total construction costs are given when available. Water projects are broken down into supply, transmission, pumping, treatment, storage and distribution plans. Sewerage projects are broken down into collection, interceptors, pumping, treatment and disposal projects.

Copies of the bulletin are available from the Sales and Distribution Branch, Office of Administrative Operations, U. S. Department of Commerce, Washington 25, D. C., or from any of the Commerce Field Offices (see inside front cover of Construction Review) at 25 cents each.

Financial Characteristics of GI Home Loans Closed in 1956*

During 1956, veterans of World War II and the Korean conflict purchased 502,000 homes on which the mortgages were guaranteed by the Veterans Administration. They paid $6,454 million for their homes, made downpayments of $596 million, and assumed $5,858 million of mortgage indebtedness.

The 502,000 home loans guaranteed in 1956 compare with the alltime high of 643,000 such loans in 1955. However, the 22-percent decrease in these loans over the year did not reflect the full impact of the sharply curtailed supply of mortgage funds for investment in GI loans during 1956, and the downtrend in this Government-assisted program has been accelerated in 1957.

The delayed effect of the drying up of GI mortgage investment funds reflects the time lag between the forward commitments of large-scale investors to purchase home mortgages and the final processing of loan applications to individual veterans. This lag is particularly significant in loans closed on houses built in large project developments for which builders customarily arrange "takeout" mortgage commitments with permanent investors before commencing construction. Consequently, many loans guaranteed during 1956 were covered by mortgage-purchase commitments of permanent investors made earlier when GI mortgage funds were in more ample supply.

From the beginning of the GI loan guaranty program in 1944 through September 1957, more than 5 million home loans, totaling about $42 billion, were guaranteed by the Veterans Administration. By the end of September 1957, about 1,100,000 of these loans had been repaid in full and only about 7/10 of 1 percent of them had resulted in claims paid by the Veterans Administration on defaulted loans. The estimated $30 billion of unpaid principal on GI loans outstanding at the end of June 1957 was equivalent to nearly 30 percent of the total $103.3 billion mortgage debt outstanding on nonfarm 1 to 4 family properties in the United States.[1] Because of the magnitude of the program, the mortgage lending policies of the Veterans Administration have exerted a strong influence on residential financing in general during the postwar period, and the financial characteristics of the loans made under this nationwide program indicate the conditions under which millions of American families purchased homes.

Homes Purchased

Three of every five homes on which GI loans were closed in the 1954-56 period were new houses. The 313,500 new homes bought with VA-assisted financing in 1956 comprised nearly 30 percent of the privately owned dwelling units completed[2] in nonfarm areas throughout the United States in 1956. The remaining 188,500 mortgages guaranteed by the VA in 1956 were for the purchase of existing homes.

The average purchase price was consistently higher for new houses qualifying for GI loans than for older houses in the 1954-56 period. In 1956, for example, prices averaged $13,390 for new houses and $11,970 for older homes. The new houses purchased in 1956 were preponderantly in the $10,000 to $19,999 price bracket, with more than 40 percent priced between $12,000 and $15,000. Relatively few sold for less than $8,000 or for $20,000 or more. The concentration in the moderate price range of $12,000 to $15,000 was more pronounced and the average price was lower for new houses financed with VA-guaranteed loans than was the case for all private nonfarm houses under construction early in 1956.[3] The older houses purchased by veterans were also more evenly distributed over the entire

* Prepared by the Loan Guaranty Service, Department of Veterans Benefits, Veterans Administration.

[1] Federal Reserve Bulletin, Board of Governors of the Federal Reserve System, September 1957 (p. 1073).

[2] No series is available on the number of dwelling units completed; a rough approximation was derived by applying a 4-month lag to the monthly estimates of private nonfarm dwelling units started, based on an analysis of the U. S. Department of Labor's Bureau of Labor Statistics periodic studies of elapsed time in residential building.

[3] See Characteristics of New 1-Family Houses, 1954-56. *(In* Construction Review, April 1957, pp. 4-10). These surveys included homes started with Government-assisted (VA and FHA) financing as well as those with conventional financing.

price range, shown in table 1, than were the new GI houses, with almost a sixth of the existing homes costing less than $8,000. Prices paid for both new and existing houses on which GI loans were closed in 1956 reflected the shift from lower to higher priced houses which was the characteristic trend for sales housing in general in the 1954-56 period.

TABLE 1.--HOME LOANS GUARANTEED BY THE VETERANS ADMINISTRATION, BY PURCHASE PRICE, MORTGAGE MATURITY, AND DOWNPAYMENT STATUS, 1954-56

(Percent distribution)

Purchase price, maturity, and downpayment status	New homes			Existing homes		
	1954	1955	1956	1954	1955	1956
	Purchase price					
All price ranges	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**
Less than $8,000	4.1	2.1	1.3	19.9	18.4	15.7
$8,000 to $9,999	19.1	15.0	8.7	22.7	20.3	17.2
$10,000 to $11,999	34.3	29.8	24.5	22.6	22.2	21.2
$12,000 to $14,999	32.3	38.4	41.4	21.7	23.7	25.7
$15,000 to $19,999	8.6	13.0	21.3	10.2	12.1	15.4
$20,000 and over	1.6	1.7	2.8	2.9	3.3	4.8
Average purchase price	*($11,924)*	*($12,476)*	*($13,390)*	*($10,989)*	*($11,343)*	*($11,970)*
	Mortgage maturity					
All maturities	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**
Less than 25 years	13.7	5.3	5.8	61.6	50.5	54.1
25 years	49.4	32.7	37.2	30.4	37.6	37.7
26 to 30 years	36.9	62.0	57.0	8.0	11.9	8.2
	Downpayment status					
All loans	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**
Loans with downpayments	63.0	46.6	68.0	84.4	80.3	97.8
Loans with no downpayments	37.0	53.4	32.0	15.6	19.7	2.2

The extent to which this shift to higher priced homes by veterans may have been due to increased market prices for comparable accommodations cannot be determined, since data are not available on the comparative size and quality of homes purchased with GI loans during these years. However, the U. S. Department of Labor's Bureau of Labor Statistics surveys,[3] covering all types of housing built in the 1954-56 period, indicate that the trend toward higher priced houses reflected not only higher construction costs and rising costs of land and site development, but also the inclusion of extra bedrooms and bathrooms, more fully equipped kitchens and laundries, and possibly added features such as family or recreation rooms.

Mortgage Terms

In general, veterans who bought new homes in 1956 had longer periods in which to repay their loans than those who purchased existing homes. Downpayment requirements were also more liberal on new home purchases. For example, on the average new house with a purchase price of $13,390, the downpayment was $920 (or about 7 percent of the purchase price) and the mortgage was $12,470. On existing houses, for which the average price was only $11,970, downpayments averaged $1,635 (or 13.5 percent of the purchase price), and the buyer assumed an average mortgage indebtedness of $10,335. Similarly, the mortgages on almost 95 percent of the new homes bought in 1956 were amortized over a period of 25 or more years, but only 46 percent of the old houses carried such long-term mortgages (table 1).

These differences are attributable primarily to the general practice of offering very liberal financing terms for new housing, particularly in large projects which constituted a substantial portion of the postwar housing. Large-scale housing developments are predominantly in metropolitan areas where mortgage money is more readily available. Also, the concentration of loans in large projects affords a single outlet for substantial investments and facilitates loan servicing. Furthermore, mortgage maturities are normally related to the anticipated economic life of the property which is generally longer for new than for existing houses. This makes it possible for builders and lenders to arrange the most liberal financing terms on new housing loans.

However, terms for VA-guaranteed loans closed on both new and existing houses were less liberal in 1956 than in 1954 or 1955. During 1954 and the first half of 1955, there were no minimum downpayment requirements and loan maturities could run as high as 30 years. Effective July 30, 1955, the Veterans Administration issued regulations requiring a minimum downpayment of 2 percent and limiting maturities to 25 years. These terms were applicable to loans on which the requests for appraisals were received on or after the effective date of the regulations. The 2-percent downpayment requirement continued in effect, but the 25-year maturity limitation was lifted on January 20, 1956. Due to the time lag between the filing of appraisal requests and the final processing of individual loan applications, however, in 1956 there was a substantial carryover of no-downpayment loans guaranteed, particularly for new homes.

Age, Income, and Assets of GI Homebuyers[4]

Although veterans who purchased homes with GI loans in 1956 ranged in age from 18 to 66 years, they were predominantly young householders, the great majority (67 percent) being under 35 years old. Thirty-five percent of the borrowers were less than 30 years old, most of whom were undoubtedly veterans of the Korean conflict (table 2).

TABLE 2.—FINANCIAL CHARACTERISTICS OF HOME LOANS[1] GUARANTEED BY THE VETERANS ADMINISTRATION IN 1956, BY AGE OF PURCHASERS

Item	All ages	Age of veterans (in years)					
		Less than 25	25 to 29	30 to 34	35 to 39	40 to 49	50 and over
Percent of loans, by age of veteran	100.0	6.4	28.5	32.4	20.5	11.1	1.1
New homes	100.0	6.5	28.8	32.8	20.3	10.6	1.0
Existing homes	100.0	6.2	27.7	31.4	21.1	12.4	1.2
Percent of loans, by new and existing homes in each age group	100.0	100.0	100.0	100.0	100.0	100.0	100.0
New homes	72.8	73.8	73.6	73.7	72.1	69.6	68.7
Existing homes	27.2	26.2	26.4	26.3	27.9	30.4	31.3
New and existing homes:							
Average liquid assets of purchaser	$1,970	$1,040	$1,530	$1,990	$2,295	$2,735	$4,665
Average purchase price	12,905	11,300	12,350	13,185	13,435	13,395	13,690
Average loan	11,960	10,770	11,585	12,190	12,305	12,255	12,440
Average downpayment	945	530	765	995	1,130	1,140	1,250
Percent of purchase price	7.3	4.7	6.2	7.5	8.4	8.5	9.1
Percent of liquid assets	48.0	51.0	50.0	50.0	49.2	41.7	26.8
Average monthly income after taxes	$473.10	$405.15	$439.50	$479.40	$504.00	$515.30	$559.60
Average monthly housing expense	106.65	96.30	103.00	108.50	109.55	110.35	114.40
Percent of income after taxes	22.5	23.8	23.4	22.6	21.7	21.4	20.4

[1] Prior approval loans. See text footnote 4.

The veterans who qualified for VA-guaranteed mortgages in 1956 had average monthly incomes (after taxes)[5] of $473 and liquid assets[6] of $1,970. The incomes and assets of veterans increased in each successive age group and there was a similar upward tendency in the average prices they paid

[4] The analysis of loans in relation to the monthly income and age of the veterans and by downpayment intervals (tables 2, 3, and 4) is based on a 10-percent random sample of loan applications submitted to the Veterans Administration for prior approval. Such loans constituted about 75 percent of the total guaranteed by the VA during 1956. The remaining loans were made by supervised lenders on an automatic basis, and VA records for these loans do not contain data on incomes, housing expenses, liquid assets, etc., which are required on applications submitted to the VA for approval before the loan is made.

The composition of prior approval loans differs in some respects from those made on an automatic basis. One difference is that the proportion of new houses is higher in the prior approval than in the automatic loan category.

[5] Comparable data are not available for earlier years when information was obtained on gross monthly incomes of veterans. Monthly income (after taxes) represents "take-home" pay.

[6] Cash on hand and in banks and the value of negotiable bonds and securities held by veterans at the time the loan applications were filed.

for their homes, the amount and percentage of downpayments, and their monthly housing expenses. For veterans less than 40 years old, the increase in downpayments and liquid assets in successive age groups were nearly parallel, and downpayments absorbed about half of the assets of veterans in all age groups under 40. The older veterans, who had accumulated greater financial reserves, on the average, used smaller proportions of their assets for downpayments.

Housing expenses (i.e., repayments of the mortgage principal and interest with an additional allowance for taxes, insurance, heat, utilities, and maintenance) amounted to 22.5 percent of the net income of the average veteran. This proportion was slightly higher for the younger veterans, decreasing with each age group and ranging from about 23 percent for those under 30 to between 20 and 21 percent for those who were 40 years or older.

Monthly incomes (after taxes) of about 60 percent of the veterans buying houses with GI loans in 1956 were between $300 and $500; only 6 percent had incomes of less than $300 per month (table 3). Although the figures in table 2 indicate that the age of the veteran was not directly related to whether he purchased a new house or one that had been occupied previously, his income influenced this choice. As might be expected, veterans in the income brackets below $400 paid less for their houses than did GI homebuyers as a group, and larger proportions in these brackets bought existing houses which cost less, on the average, than new houses. The downpayments made by the lower-income veterans, although substantially below the average for all income groups, took a higher proportion of their liquid assets, which were also less than the group average of $1,970. Also, veterans in the two lowest income groups shown in table 3 spent more than a fourth of their monthly incomes for repayment of their mortgages and other housing expenses, compared with the average ratio of monthly housing expense to net income of 22.5 percent. However, the expense-income ratios for all income groups are considered to be in line with acceptable underwriting practice.

TABLE 3.—FINANCIAL CHARACTERISTICS OF HOME LOANS[1] GUARANTEED BY THE VETERANS ADMINISTRATION IN 1956, BY MONTHLY INCOME OF PURCHASERS

Item	All incomes	Monthly income (after taxes) of veterans				
		Less than $300	$300 to $399	$400 to $499	$500 to $699	$700 and over
Percent of loans, by income of veteran	100.0	5.8	31.8	28.0	26.4	8.0
New homes	100.0	4.4	31.0	28.6	27.7	8.3
Existing homes	100.0	9.5	33.9	26.5	22.8	7.3
Percent of loans, by new and existing homes in each income group	100.0	100.0	100.0	100.0	100.0	100.0
New homes	72.8	55.4	71.1	74.3	76.5	75.4
Existing homes	27.2	44.6	28.9	25.7	23.5	24.6
New and existing homes:						
Average liquid assets of purchaser	$1,970	$1,250	$1,410	$1,790	$2,345	$4,100
Average purchase price	12,905	9,585	11,525	12,920	14,175	16,525
Average loan	11,960	8,890	10,760	12,000	13,130	14,915
Average downpayment	945	695	765	920	1,045	1,610
Percent of purchase price	7.3	7.3	6.6	7.1	7.4	9.7
Percent of liquid assets	48.0	55.6	54.3	51.4	44.6	39.3
Average monthly income after taxes	$473.10	$268.20	$352.70	$443.65	$576.15	$861.55
Average monthly housing expense	106.65	84.80	97.25	106.65	115.30	130.85
Percent of income after taxes	22.5	31.6	27.6	24.0	20.0	15.2

[1] Prior approval loans. See text footnote 4.

The more liberal terms customarily offered for new housing and also the carryover of advance commitments for no-downpayment mortgages obtained by builders prior to the mid-1955 regulations, mentioned earlier, are reflected in the data on downpayments in table 4. Downpayments of 2 percent or less were made on more than 44 percent of the new homes purchased in 1956, compared with only 7 percent of the existing homes. On the entire group of loans with downpayments of 2 percent or less, downpayments averaged only $20 per loan, or 0.2 percent of the purchase price, indicating that a

TABLE 4.--FINANCIAL CHARACTERISTICS OF HOME LOANS[1] GUARANTEED BY THE VETERANS ADMINISTRATION IN 1956, BY DOWNPAYMENT STATUS

Item	All down-payments	Downpayments of--				
		2 percent or less	2.1 to 5 percent	5.1 to 10 percent	10.1 to 20 percent	more than 20 percent
Percent of loans, by downpayment group	100.0	34.1	23.1	18.9	16.7	7.2
New homes	100.0	44.2	21.9	16.1	11.9	5.9
Existing homes	100.0	7.0	26.0	26.3	29.5	11.2
Percent of loans, by new and existing homes, in each downpayment group	100.0	100.0	100.0	100.0	100.0	100.0
New homes	72.8	94.5	69.3	62.1	52.0	58.5
Existing homes	27.2	5.5	30.7	37.9	48.0	41.5
New and existing homes:						
Average liquid assets of purchaser	$1,970	$1,045	$1,420	$2,060	$3,045	$5,335
Average purchase price	12,905	12,090	11,760	13,275	14,260	16,245
Average loan	11,960	12,070	11,420	12,355	12,305	11,355
Average downpayment	945	20	340	920	1,955	4,890
Percent of purchase price	7.3	0.2	2.9	6.9	13.7	30.1
Percent of liquid assets	48.0	1.9	23.9	44.7	64.2	91.7
Average monthly income after taxes	$473.10	$467.30	$451.70	$480.45	$494.00	$501.10
Average monthly housing expense	106.65	101.45	101.75	111.00	115.45	114.80
Percent of income after taxes	22.5	21.7	22.5	23.1	23.4	22.9

[1] **Prior approval loans. See text footnote 4.**

substantial number of no-downpayment loans were closed in 1956. This corroborates the data in table 1 which showed that although the proportion of no-downpayment loans declined sharply from 1955, there was a sizable carryover of such loans which were closed in 1956. On the other hand, almost a fourth of the veterans paid at least 10 percent on the houses they bought in 1956. In each successive downpayment group there was an increase in the average amount of liquid assets, accompanied by a relatively higher proportion of assets used for the downpayments. While there was some uptrend in average purchase prices as downpayments rose, the larger downpayments left outstanding a fairly uniform loan amount in all groups, thus keeping mortgage indebtedness in line with incomes which averaged about the same for each downpayment category.

Supply and Use of Mortgage Funds*

Stringency in the mortgage market for new homebuilding during the past 2 years has been more the result of slower turnover of mortgage funds and larger mortgages than of a lag in savings or of lenders' hesitance to invest in home loans.

The supply of mortgage funds has increased in proportion to the general growth in the economy during the past 10 years. Between 1947 and 1956, personal savings accounts and the reserves of life insurance companies, which are the principal sources of mortgage funds, have grown by 80 percent. In 1956, they represented as high a proportion of disposable personal income as at any time in our history for which data are available, except during World War II.

However, mortgage debt on nonfarm homes has grown even more rapidly than the supply of funds for mortgages. Although lending institutions have shifted substantial sums from Government securities and other investments to mortgages, and the number of transactions has declined, the mortgage money market has remained very tight during the past 2 years. This anomaly results in large part because average mortgage amounts in new loans have risen sharply and are repaid more slowly. As a result, a given amount of mortgage funds will not cover as many new mortgage transactions as formerly.

Supply of Mortgage Funds

Voluntary savings by individuals are the original source of almost all residential mortgage funds. The form which individuals' savings take is important in determining whether the savings will be available for residential mortgage lending. Residential mortgage funds become available mostly from individuals' savings in the form of savings accounts at savings associations, commercial banks, mutual savings banks and, to a limited degree, at credit unions, and in reserves of life insurance companies.

The percent of disposable personal income invested annually in such savings has been considerably higher in the last decade than it was in the 1920's, the last previous period when new homebuilding was at relatively high levels.[1] Over the 1947-56 period, such annual investment averaged 4.1 percent of the annual disposable personal income as compared with about 3.8 percent per year in the 1920's. (Savings were lower--negative in some years--during the depression of the 1930's, of course, and much higher during World War II, when many consumer goods were not available.) This increase is even more significant when it is considered that savings accounts and life insurance reserves represent a smaller share of total savings than they did during the earlier period.

Use of Mortgage Funds

On the other hand, mortgage debt on nonfarm residential properties has more than trebled in the past 10 years; in the 1920's it increased slightly less than 3 times. By the end of 1956, it is estimated to have reached a total of about $111.5 billion and it is continuing upward in 1957.

Funds from repayments on existing mortgages are reinvested in new mortgages, for the most part, but the financial institutions involved do not put so large a percentage of their new funds into mortgages. Some of their requirements for mortgage funds have been met during the last decade by shifting from other assets to mortgages. As a result, the ratio of mortgage debt to savings climbed from 0.32 at the end of 1947 to 0.56 at the end of 1956;[2] at that point, it approached the peak reached in the late 1920's when it had risen from 0.42 to 0.62, amid indications that portfolios were about saturated with mortgages.

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*Summary of a more comprehensive article of the same title, prepared by Arnold E. Chase of the U. S. Department of Labor's Bureau of Labor Statistics, Division of Construction Statistics, which appeared in Monthly Labor Review, October 1957 (pp. 1211-1215). (MLR Reprint No. 2259.)

[1] These and other data are based on information published in the Federal Reserve Bulletin, June 1957, adjusted by the author's estimates of the proportion of mortgage investment in multifamily dwellings.

[2] Savings of individuals as represented by their holdings of mortgages are included in data for outstanding nonfarm residential mortgage debt but not for total investment of individuals. Therefore, the ratios are slightly inflated.

However, the sharp rise in lending has failed to keep pace with demand. In the first place, the turnover of mortgage funds is slower because of the longer mortgage terms prevailing in the post-World War II period, especially for Government guaranteed or insured loans. Whereas during the 1920's, loans of 10 years or less were most common, the average term of Federal Housing Administration mortgages made during 1956 was 25-½ years on new homes and 22-½ years on existing homes.[3] Veterans Administration mortgages are equally long, and even conventional mortgages as long as 20 years on new homes have become common in recent years. Thus, although average mortgage terms are shortened by prepayments in periods of high real estate activity, in general, funds are repaid more slowly now than formerly, and they cannot be used to finance as many home purchases over a given period of time.

In addition, the average loan amount of new mortgages on both new and existing homes has risen sharply since 1948. For FHA 1-family home transactions,[4] the increase from 1948 to 1956 was 56 percent on new homes and 68 percent on existing homes. Veterans Administration average loan amounts on new and proposed homes[5] rose by 60 percent during the 1948-56 period, while for existing homes, the increase was 63 percent. The average value of all nonfarm mortgage recordings of $20,000 or less, including conventional mortgages, also increased by 60 percent during the period. These higher average loan amounts per unit reduce the number of loans that can be financed with any given amount of mortgage funds. An increase from $7,000 to $11,000, for example, would reduce the number of possible transactions by more than one-third.

Larger average loan amounts result from higher selling prices and lower percentage downpayments. Median selling price of new houses jumped 18 percent from 1954 to 1956, the only years for which data are available.[6] Throughout the post-World War II period, the smaller than average downpayment requirements on VA- and FHA-assisted loans have undoubtedly had the effect of lowering requirements on conventional mortgages also, especially since conventional mortgages must compete with Government-backed loans when mortgage funds are plentiful. When downpayments are lower, mortgage amounts obviously must be higher and a given amount of mortgage funds will cover fewer loans.

The turnover of existing homes also is brisk when new homebuilding is high. This has been particularly true in recent years when many buyers of new homes already owned a home which they usually sold, or traded in.[7] In many cases, the new purchaser of the existing house needs a mortgage larger than the unpaid balance of the mortgage formerly on the house. Thus, average loan amounts to finance existing homes also have been increasing, and the turnover of existing as well as new homes is consuming increasing amounts of mortgage funds.

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[3] Based on informed opinion (for the 1920's) and data (for 1956) in the 10th Annual Report of the Housing and Home Finance Agency.

[4] Section 203 of the National Housing Act authorized the insurance of mortgages by the Federal Housing Administration on new and existing 1- to 4-family dwellings and accounted for nearly two-thirds of all mortgage insurance written by the Federal Housing Administration up to the end of 1955.

[5] Section 501a of the Servicemen's Readjustment Act authorizes the Veterans Administration to guarantee payments of loans to eligible veteran borrowers for the purchase or construction of a home.

[6] See Characteristics of New 1-Family Houses, 1954-56 (*in* Construction Review, April 1957, p. 6); selling price data are not available for existing homes at all, or for new homes in earlier years.

[7] See 1957 Survey of Consumer Finances: Housing and Durable Goods (*in* Federal Reserve Bulletin, June 1957, p. 628).

NOTE: ALL THE STATISTICAL SERIES IN CONSTRUCTION REVIEW ARE SUBJECT TO REVISION FOR THE LATEST PERIOD SHOWN.

Part A--Construction Put in Place

Table A-1: New Construction Put in Place: Current Month, by Type of Construction

Type of construction	Value (in millions of dollars)					Percent change		
	1957		1956	First 10 months		Oct. 1957 from--		First 10 months, 1956-57
	Oct.	Sept. [1]	Oct.	1957 [1]	1956	Sept. 1957	Oct. 1956	
TOTAL NEW CONSTRUCTION	4,452	4,565	4,302	39,366	38,552	- 2	+ 3	+ 2
PRIVATE CONSTRUCTION	3,050	3,102	3,003	27,596	27,666	- 2	+ 2	(2)
Residential buildings (nonfarm)	1,535	1,565	1,580	13,746	14,749	- 2	- 3	- 7
New dwelling units	1,120	1,140	1,195	10,055	11,305	- 2	- 6	-11
Additions and alterations	367	378	344	3,293	3,079	- 3	+ 7	+ 7
Nonhousekeeping	48	47	41	398	365	+ 2	+17	+ 9
Nonresidential buildings	802	802	797	7,568	7,241	0	+ 1	+ 5
Industrial	256	260	278	2,663	2,534	- 2	- 8	+ 5
Commercial	332	322	320	2,933	2,997	+ 3	+ 4	- 2
Office buildings and warehouses	177	168	160	1,513	1,362	+ 5	+11	+11
Stores, restaurants, and garages	155	154	160	1,420	1,635	+ 1	- 3	-13
Other nonresidential buildings	214	220	199	1,972	1,710	- 3	+ 8	+15
Religious	80	81	75	716	623	- 1	+ 7	+15
Educational	47	47	49	429	443	0	- 4	- 3
Hospital and institutional	44	48	31	404	264	- 8	+42	+53
Social and recreational	27	28	27	254	222	- 4	0	+14
Miscellaneous	16	16	17	169	158	0	- 6	+ 7
Farm construction	133	159	130	1,376	1,352	-16	+ 2	+ 2
Public utilities	563	558	484	4,747	4,225	+ 1	+16	+12
Railroad	42	41	41	378	348	+ 2	+ 2	+ 9
Telephone and telegraph	94	89	100	905	871	+ 6	- 6	+ 4
Other public utilities	427	428	343	3,464	3,006	(2)	+24	+15
All other private	17	18	12	159	99	- 6	+42	+61
PUBLIC CONSTRUCTION	1,402	1,463	1,299	11,770	10,886	- 4	+ 8	+ 8
Residential buildings	53	52	30	395	231	+ 2	+77	+71
Nonresidential buildings	403	413	371	3,769	3,404	- 2	+ 9	+11
Industrial	34	34	42	391	363	0	-19	+ 8
Educational	262	261	226	2,371	2,138	(2)	+16	+11
Hospital and institutional	26	29	30	282	249	-10	-13	+13
Administrative and service	40	45	38	369	300	-11	+ 5	+23
Other nonresidential buildings	41	44	35	356	354	- 7	+17	+ 1
Military facilities	128	134	141	1,076	1,180	- 4	- 9	- 9
Highways	555	580	512	4,135	3,905	- 4	+ 8	+ 6
Sewer and water systems	118	127	120	1,143	1,065	- 7	- 2	+ 7
Sewer	73	77	65	657	585	- 5	+12	+12
Water	45	50	55	486	480	-10	-18	+ 1
Public service enterprises	38	44	35	337	325	-14	+ 9	+ 4
Conservation and development	96	102	79	810	688	- 6	+22	+18
All other public	11	11	11	105	88	0	0	+19

Source: Departments of Commerce and Labor. [1] Revisions in data for January-September 1957 are included in this issue. [2] Change of less than one-half of 1 percent.

Table A-2: New Construction Put in Place: Recent Monthly Trend, by Type of Construction

(Value, in millions of dollars)

Type of construction	1956			1957 [1]									
	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July [2]	Aug.	Sept.	Oct.
TOTAL NEW CONSTRUCTION	**4,302**	**3,964**	**3,544**	**3,191**	**2,999**	**3,284**	**3,641**	**4,017**	**4,307**	**4,352**	**4,558**	**4,565**	**4,452**
PRIVATE CONSTRUCTION	**3,003**	**2,922**	**2,654**	**2,317**	**2,218**	**2,394**	**2,587**	**2,800**	**2,970**	**3,037**	**3,121**	**3,102**	**3,050**
Residential bldgs. (nonfarm)	1,580	1,521	1,362	1,137	1,043	1,162	1,301	1,396	1,489	1,547	1,571	1,565	1,535
New dwelling units	1,195	1,140	1,045	885	790	870	940	985	1,070	*1,115	1,140	1,140	1,120
Additions and alterations	344	339	277	214	217	258	327	374	379	*392	387	378	367
Nonhousekeeping	41	42	40	38	36	34	34	37	40	40	44	47	48
Nonresidential buildings	797	804	772	722	704	709	713	747	786	778	805	802	802
Industrial	278	276	274	269	270	269	271	270	270	262	266	260	256
Commercial	320	329	305	269	257	264	263	287	309	311	319	322	332
Office buildings and warehouses	160	165	157	143	135	133	135	146	153	156	167	168	177
Stores, restaurants, and garages	160	164	148	126	122	131	128	141	156	155	152	154	155
Other nonresidential bldgs.	199	199	193	184	177	176	179	190	207	205	220	220	214
Religious	75	74	71	67	65	63	64	68	73	75	80	81	80
Educational	49	47	46	43	41	40	39	40	43	42	47	47	47
Hospital & institutional	31	32	32	33	34	36	38	40	43	41	47	48	44
Social and recreational	27	27	26	24	23	23	23	24	26	27	29	28	27
Miscellaneous	17	19	18	17	14	14	15	18	22	20	17	16	16
Farm construction	130	111	97	97	102	112	126	146	159	169	173	159	133
Public utilities	484	475	413	350	357	398	432	493	517	526	553	558	563
Railroad	41	43	36	32	31	35	37	38	40	41	41	41	42
Telephone and telegraph	100	107	88	75	86	94	88	101	96	91	91	89	94
Other public utilities	343	325	289	243	240	269	307	354	381	394	421	428	427
All other private	12	11	10	11	12	13	15	18	19	17	19	18	17
PUBLIC CONSTRUCTION	**1,299**	**1,042**	**890**	**874**	**781**	**890**	**1,054**	**1,217**	**1,337**	**1,315**	**1,437**	**1,463**	**1,402**
Residential buildings	30	31	30	29	31	30	34	38	40	**40	48	52	53
Nonresidential buildings	371	344	324	339	302	345	375	383	406	389	414	413	403
Industrial	42	45	45	44	37	41	42	42	43	**36	38	34	34
Educational	226	210	201	214	191	215	233	233	254	249	259	261	262
Hospital and institutional	30	26	23	24	23	27	31	33	32	28	29	29	26
Administrative & service	38	33	29	30	27	32	36	38	39	38	44	45	40
Other nonresidential bldgs.	35	30	26	27	24	30	33	37	38	38	44	44	41
Military facilities	141	117	98	93	80	84	89	103	110	**117	138	134	128
Highways	512	326	239	225	195	230	330	445	520	**505	550	580	555
Sewer and water systems	120	110	100	100	93	105	113	117	121	120	129	127	118
Sewer	65	60	56	56	53	59	63	64	67	68	77	77	73
Water	55	50	44	44	40	46	50	53	54	52	52	50	45
Public service enterprises	35	32	27	24	21	26	30	35	38	38	43	44	38
Conservation & development	79	73	65	57	53	61	72	83	89	**94	103	102	96
All other public	11	9	7	7	6	9	11	13	13	12	12	11	11

Source: Departments of Commerce and Labor. [1] Revisions in data for January-September are included in this issue. [2] Data for individual types of construction were adjusted specifically for effect of cement shortages in July 1957, except where noted. * Not adjusted for effect of cement shortages. ** Based chiefly on actual project progress reports, which reflect all current influences on construction activity for the types of work shown. (State and locally owned highway data were adjusted on the basis of findings from the federally aided portion.)

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST

1. *New England*
   Connecticut
   Maine
   Massachusetts
   New Hampshire
   Rhode Island
   Vermont

2. *Middle Atlantic*
   New Jersey
   New York
   Pennsylvania

NORTH CENTRAL

3. *E. N. Central*
   Illinois
   Indiana
   Michigan
   Ohio
   Wisconsin

4. *W. N. Central*
   Iowa
   Kansas
   Minnesota
   Missouri
   Nebraska
   North Dakota
   South Dakota

SOUTH

5. *S. Atlantic*
   Delaware
   Dist. of Col.
   Florida
   Georgia
   Maryland
   N. Carolina
   S. Carolina
   Virginia
   W. Virginia

6. *E. S. Central*
   Alabama
   Kentucky
   Mississippi
   Tennessee

7. *W. S. Central*
   Arkansas
   Louisiana
   Oklahoma
   Texas

WEST

8. *Mountain*
   Arizona
   Colorado
   Idaho
   Montana
   Nevada
   New Mexico
   Utah
   Wyoming

9. *Pacific*
   California
   Oregon
   Washington

NONFARM POPULATION DISTRIBUTION IN 1950

NORTHEAST—29.5 percent. *NORTH CENTRAL*—29.0 percent. *SOUTH*—27.7 percent. *WEST*—13.8 percent.

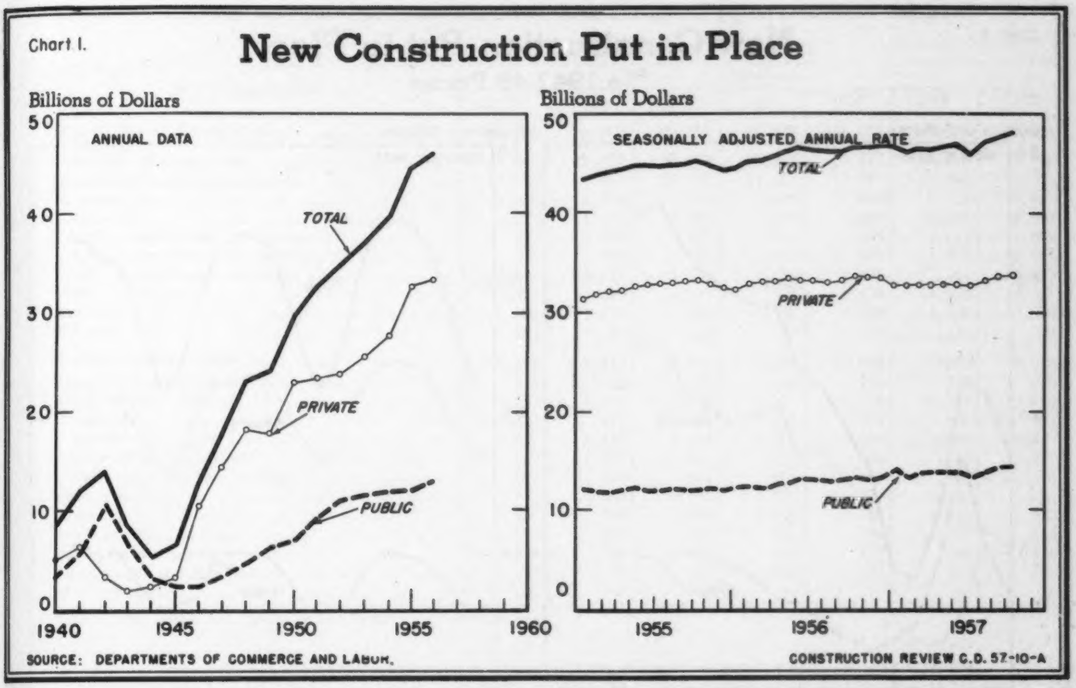


Chart I. **New Construction Put in Place**

Table A-3: New Construction Put in Place: Seasonally Adjusted Annual Rate, by Type of Construction

(Value, in millions of dollars)

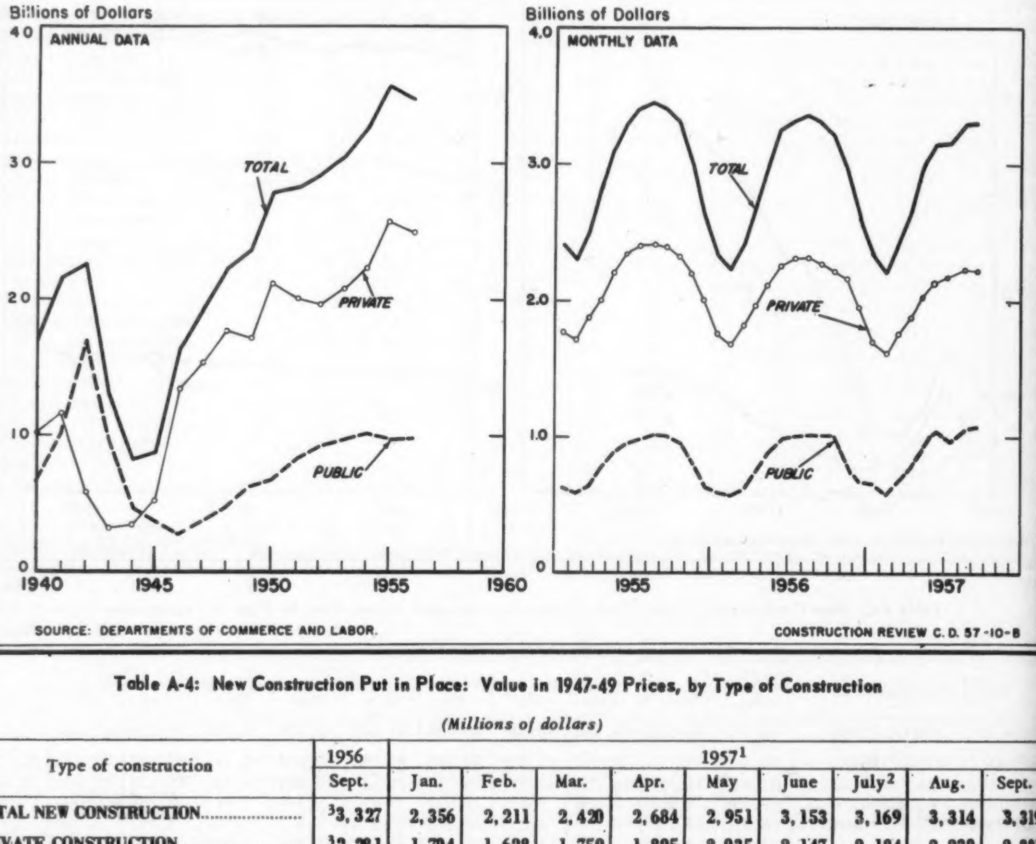
Type of construction	1956	1957[1]									
	Oct.	Jan.	Feb.	Mar.	Apr.	May	June	July[2]	Aug.	Sept.	Oct.
TOTAL NEW CONSTRUCTION	**46,692**	**46,968**	**46,212**	**46,800**	**46,668**	**46,752**	**46,788**	**45,888**	**47,280**	**47,724**	**48,336**
PRIVATE CONSTRUCTION	**33,348**	**32,736**	**32,760**	**32,880**	**32,844**	**32,904**	**32,892**	**32,760**	**33,420**	**33,516**	**33,900**
Residential bldgs. (nonfarm)	17,412	16,932	16,692	16,596	16,332	15,852	15,888	*16,188	16,524	16,704	16,968
Nonresidential buildings	9,036	8,988	8,976	9,156	9,252	9,396	9,348	9,012	9,204	9,084	9,084
Industrial	3,276	3,168	3,240	3,288	3,324	3,336	3,276	3,180	3,192	3,084	3,012
Commercial	3,552	3,504	3,396	3,504	3,540	3,648	3,636	3,516	3,564	3,576	3,696
Office buildings and warehouses	1,776	1,704	1,692	1,740	1,776	1,884	1,932	1,896	1,932	1,920	1,968
Stores, restaurants, and garages	1,776	1,800	1,704	1,764	1,764	1,764	1,704	1,620	1,632	1,656	1,728
Other nonresidential bldgs.	2,208	2,316	2,340	2,364	2,388	2,412	2,436	2,316	2,448	2,424	2,376
Farm construction	1,560	1,548	1,572	1,584	1,596	1,596	1,596	1,596	1,596	1,596	1,596
Public utilities	5,184	5,124	5,352	5,364	5,460	5,856	5,856	5,796	5,892	5,928	6,048
All other private	156	144	168	180	204	204	204	168	204	204	204
PUBLIC CONSTRUCTION	**13,344**	**14,232**	**13,452**	**13,920**	**13,824**	**13,848**	**13,896**	**13,128**	**13,860**	**14,208**	**14,436**
Residential buildings	348	360	384	360	396	468	456	**516	576	636	612
Nonresidential buildings	4,272	4,500	4,164	4,392	4,572	4,464	4,560	4,272	4,464	4,524	4,620
Military facilities	1,416	1,380	1,260	1,248	1,176	1,260	1,188	**1,248	1,404	1,332	1,296
Highways	4,572	5,292	4,872	5,208	4,884	4,812	4,872	**4,392	4,488	4,704	4,968
Sewer and water systems	1,368	1,380	1,368	1,356	1,356	1,332	1,332	1,272	1,356	1,416	1,344
Sewer	744	768	780	780	744	732	744	708	816	864	840
Water	624	612	588	576	612	600	588	564	540	552	504
Public service enterprises	384	372	408	384	396	432	408	348	384	408	420
Conservation and development	864	840	876	852	912	936	948	**960	1,080	1,080	1,056
All other public	120	108	120	120	132	144	132	120	108	108	120

Source: Departments of Commerce and Labor. [1] Revisions in data for January-September are included in this issue. * ** [2] See footnotes to table A-2.

Chart 2

New Construction Put in Place

(In 1947-49 Prices)



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR.

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Table A-4: New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction

(Millions of dollars)

Type of construction	1956	1957[1]								
	Sept.	Jan.	Feb.	Mar.	Apr.	May	June	July[2]	Aug.	Sept.
TOTAL NEW CONSTRUCTION	[3]3,327	2,356	2,211	2,420	2,684	2,951	3,153	3,169	3,314	3,319
PRIVATE CONSTRUCTION	[3]2,281	1,704	1,628	1,759	1,895	2,035	2,147	2,184	2,238	2,221
Residential buildings (nonfarm)	1,259	871	799	889	994	1,061	1,126	*1,165	1,182	1,178
Nonresidential buildings	580	526	510	514	516	537	561	552	571	567
Industrial	204	195	194	194	195	193	191	185	187	183
Office buildings and warehouses	115	107	101	99	100	107	112	114	122	122
Stores, restaurants, and garages	118	91	88	94	92	101	111	109	107	108
Other nonresidential buildings	143	133	127	127	129	136	147	144	155	154
Farm construction	125	79	82	90	101	117	126	134	136	125
Public utilities	[3]309	221	229	257	274	308	322	322	337	340
All other private	8	7	8	9	10	12	12	11	12	11
PUBLIC CONSTRUCTION	1,046	652	583	661	789	916	1,006	985	1,076	1,098
Residential buildings	19	22	24	23	26	29	30	**30	36	39
Nonresidential buildings	279	245	218	248	270	274	288	274	291	289
Industrial	30	32	27	29	30	30	30	**25	27	24
Educational	169	155	137	155	168	166	180	175	182	183
Hospital and institutional	22	17	17	19	22	24	23	20	20	20
Other nonresidential buildings	58	41	37	45	50	54	55	54	62	62
Military facilities	112	70	61	63	67	77	82	**87	102	99
Highways	467	192	166	195	280	377	441	**428	466	492
Sewer and water systems	80	66	62	70	74	76	78	76	82	81
Public service enterprises	24	14	13	16	18	21	22	22	25	26
Conservation and development	56	38	35	40	47	54	57	**60	66	65
All other public	9	5	4	6	7	8	8	8	8	7

Source: Departments of Commerce and Labor. [1] Revisions in data for January-August are included in this issue. * ** [2] See footnotes to table A-2. [3] Revised data.

Table A-4: New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction--Continued

(Millions of dollars)

Type of construction	Annual total						
	1950	1951	1952	1953	1954	1955	1956
TOTAL NEW CONSTRUCTION	**26,608**	**26,988**	**29,123**	**30,459**	**32,603**	**35,702**	**[1]34,898**
PRIVATE CONSTRUCTION	**19,885**	**18,677**	**19,889**	**20,958**	**22,517**	**25,810**	**[1]24,928**
Residential buildings (nonfarm)	11,634	9,457	10,772	11,365	12,777	15,078	13,613
Nonresidential buildings	3,566	4,494	4,211	4,655	5,064	6,012	6,587
Industrial	1,004	1,790	1,909	1,807	1,690	1,946	2,304
Office buildings and warehouses	396	500	461	640	789	1,054	1,289
Stores, restaurants, and garages	828	733	525	857	989	1,472	1,441
Other nonresidential buildings	1,338	1,471	1,316	1,351	1,596	1,540	1,553
Farm construction	1,583	1,616	1,643	1,484	1,420	1,350	1,266
Public utilities	3,001	3,056	3,194	3,362	3,166	3,257	[1]3,381
All other private	101	54	69	92	90	113	81
PUBLIC CONSTRUCTION	**6,723**	**8,311**	**9,234**	**9,501**	**10,086**	**9,892**	**9,970**
Residential buildings	321	512	550	459	281	213	225
Nonresidential buildings	2,237	3,050	3,465	3,531	3,738	3,291	3,016
Industrial	212	821	1,384	1,434	1,253	588	338
Educational	1,061	1,337	1,375	1,397	1,694	1,888	1,887
Hospital and institutional	467	466	401	297	286	249	220
Other nonresidential buildings	497	426	305	403	505	566	571
Military facilities	171	788	1,195	1,105	872	1,086	1,085
Highways	2,367	2,349	2,489	2,851	3,689	3,812	3,920
Sewer and water systems	590	655	639	681	724	769	859
Public service enterprises	164	168	129	122	133	157	240
Conservation and development	786	721	731	688	571	497	556
All other public	87	68	36	64	78	67	69

Source: Departments of Commerce and Labor. [1] Revised data.

Table A-5: New Public Construction Put in Place, by Source of Funds, Ownership, and Type of Construction

Source of funds, ownership, and type of construction	Value (in millions of dollars)											Percent change	
	1956	1957[1]										Oct. 1957 from--	
	Oct.	Jan.	Feb.	Mar.	Apr.	May	June	July[2]	Aug.	Sept.	Oct.	Oct. 1956	Sept. 1957
TOTAL PUBLIC CONSTRUCTION	**1,299**	**874**	**781**	**890**	**1,054**	**1,217**	**1,337**	**1,315**	**1,437**	**1,463**	**1,402**	+ 8	- 4
Federal funds	383	261	226	256	300	358	402	400	458	471	451	+18	- 4
Direct Federal	273	200	174	193	214	245	264	270	309	303	288	+ 5	- 5
Federal grants-in-aid[3]	110	61	52	63	86	113	138	130	149	168	163	+48	- 3
State and local funds	916	613	555	634	754	859	935	915	979	992	951	+ 4	- 4
FEDERALLY OWNED	**273**	**200**	**174**	**193**	**214**	**245**	**264**	***270**	**309**	**303**	**288**	+ 5	- 5
Residential buildings	3	3	4	4	6	9	12	14	18	20	21	(4)	+ 5
Nonresidential buildings	54	53	44	51	52	53	55	47	51	47	45	-17	- 4
Industrial	42	44	37	41	42	42	43	36	38	34	34	-19	0
Educational	1	1	0	1	1	0	1	0	1	1	1	0	0
Hospital	4	3	4	4	4	5	4	4	3	3	3	-25	0
Administrative and service	4	3	2	3	3	3	4	4	6	6	5	+25	-17
Other nonresidential	3	2	1	2	2	3	3	3	3	3	2	-33	-33
Military facilities	141	93	80	84	89	103	110	117	138	134	128	- 9	- 4
Highways	9	4	3	4	7	9	10	11	12	12	10	+11	-17
Conservation and development	65	46	43	49	59	69	75	79	88	88	82	+26	- 7
All other federally owned	1	1	0	1	1	2	2	2	2	2	2	+100	0
STATE AND LOCALLY OWNED	**1,026**	**674**	**607**	**697**	**840**	**972**	**1,073**	**1,045**	**1,128**	**1,160**	**1,114**	+ 9	- 4
Residential buildings	27	26	27	26	28	29	28	*26	30	32	32	+19	0
Nonresidential buildings	317	286	258	294	323	330	351	342	363	366	358	+13	- 2
Educational	225	213	191	214	232	233	253	249	258	260	261	+16	(5)
Hospital	26	21	19	23	27	28	28	24	26	26	23	-12	-12
Administrative and service	34	27	25	29	33	35	35	34	38	39	35	+ 3	-10
Other nonresidential	32	25	23	28	31	34	35	35	41	41	39	+22	- 5
Highways	503	221	192	226	323	436	510	*494	538	568	545	+ 8	- 4
Sewer and water systems	120	100	93	105	113	117	121	120	129	127	118	- 2	- 7
Sewer	65	56	53	59	63	64	67	68	77	77	73	+12	- 5
Water	55	44	40	46	50	53	54	52	52	50	45	-18	-10
All other State and locally owned	59	41	37	46	53	60	63	63	68	67	61	+ 3	- 9

Source: Departments of Commerce and Labor. [1] Revisions in data for January-September are included in this issue. [2] Data for individual types of construction were adjusted specifically for effect of cement shortages in July 1957, except where noted by *. [3] Construction programs currently receiving Federal grants-in-aid cover highways, schools, hospitals, airports, and miscellaneous community facilities. [4] Percent increase exceeds 300. [5] Change of less than one-half of 1 percent. * Based chiefly on actual project progress reports, which reflect all current influences on construction activity for the types of work shown. (State and locally owned highway data were adjusted on the basis of findings from the federally aided portion.)

Part B--Housing

Table B-1: New Nonfarm Dwelling Units Started, by Ownership, Location, and Type of Structure

Period	Total	Ownership		Location [1]		Type of structure			
							Units in 2-or-more family structures		
		Private	Public	Metro-politan	Nonmetro-politan	1-family houses	All	2-4 family	5-or-more family
	NUMBER OF NEW DWELLING UNITS *(in thousands)*								
Year: 1946	670.5	662.5	8.0	(2)	(2)	590.0	80.5	(3)	(3)
1947	849.0	845.6	3.4	(2)	(2)	740.2	108.8	(3)	(3)
1948	931.6	913.5	18.1	(2)	(2)	766.6	165.0	(3)	(3)
1949	1,025.1	988.8	36.3	(2)	(2)	794.3	230.8	(3)	(3)
1950	1,396.0	1,352.2	43.8	1,021.6	374.4	1,154.1	241.9	(3)	(3)
1951	1,091.3	1,020.1	71.2	776.8	314.5	900.1	191.2	(3)	(3)
1952	1,127.0	1,068.5	58.5	794.9	332.1	942.5	184.5	(3)	(3)
1953	1,103.8	1,068.3	35.5	803.5	300.3	937.8	166.0	(3)	(3)
1954	1,220.4	1,201.7	18.7	896.9	323.5	1,077.9	142.5	51.9	90.6
1955	1,328.9	1,309.5	19.4	975.8	353.1	1,194.4	134.5	49.2	85.3
1956	1,118.1	1,093.9	24.2	779.8	338.3	989.7	128.4	46.4	82.0
First 9 months, 1956	883.5	862.8	20.7	615.0	268.5	786.8	96.7	34.9	61.8
First 9 months, 1957	793.4	756.1	37.3	537.6	255.8	(4)	(4)	(4)	(4)
1956: September	93.9	90.7	3.2	62.3	31.6	82.9	11.0	3.7	7.3
October	93.6	91.2	2.4	64.9	28.7	81.8	11.8	4.4	7.4
November	77.4	77.0	.4	54.8	22.6	67.7	9.7	3.9	5.8
December	63.6	62.9	.7	45.1	18.5	53.4	10.2	3.2	7.0
1957: January	63.0	60.1	2.9	44.0	19.0	52.2	10.8	3.5	7.3
February	65.8	63.1	2.7	46.6	19.2	54.3	11.5	3.7	7.8
March	87.0	79.3	7.7	58.5	28.5	75.7	11.3	4.1	7.2
April	93.7	91.4	2.3	63.5	30.2	80.3	13.4	4.6	8.8
May	103.0	96.9	6.1	68.2	34.8	86.5	16.5	4.8	11.7
June	99.9	94.5	5.4	68.6	31.3	82.7	17.2	5.1	12.1
July	96.0	90.2	5.8	62.7	33.3	(4)	(4)	(4)	(4)
August	95.0	92.6	2.4	65.6	29.4	(4)	(4)	(4)	(4)
September	90.0	88.0	2.0	59.9	30.1	(4)	(4)	(4)	(4)
	Percent change								
First 9 months, 1956-57	-10.2	-12.4	+80.2	-12.6	-4.7	--	--	--	--
August-September, 1957	- 5.3	- 5.0	-16.7	- 8.7	+2.4	--	--	--	--
September, 1956-57	- 4.2	- 3.0	-37.5	- 3.9	-4.7	--	--	--	--
	PERCENT DISTRIBUTION								
Year: 1946	100	98.8	1.2	--	--	88.0	12.0	--	--
1947	100	99.6	.4	--	--	87.2	12.8	--	--
1948	100	98.1	1.9	--	--	82.3	17.7	--	--
1949	100	96.5	3.5	--	--	77.5	22.5	--	--
1950	100	96.9	3.1	73.2	26.8	82.7	17.3	--	--
1951	100	93.5	6.5	71.2	28.8	82.5	17.5	--	--
1952	100	94.8	5.2	70.5	29.5	83.6	16.4	--	--
1953	100	96.8	3.2	72.8	27.2	85.0	15.0	--	--
1954	100	98.5	1.5	73.5	26.5	88.3	11.7	4.3	7.4
1955	100	98.5	1.5	73.4	26.6	89.9	10.1	3.7	6.4
1956	100	97.8	2.2	69.7	30.3	88.5	11.5	4.2	7.3
First 9 months, 1956	100	97.7	2.3	69.6	30.4	89.1	10.9	3.9	7.0
First 9 months, 1957	100	95.3	4.7	67.8	32.2	--	--	--	--
1956: September	100	96.6	3.4	66.3	33.7	88.3	11.7	3.9	7.8
October	100	97.4	2.6	69.3	30.7	87.4	12.6	4.7	7.9
November	100	99.5	.5	70.8	29.2	87.5	12.5	5.0	7.5
December	100	98.9	1.1	70.9	29.1	84.0	16.0	5.0	11.0
1957: January	100	95.4	4.6	69.8	30.2	82.9	17.1	5.6	11.5
February	100	95.9	4.1	70.8	29.2	82.5	17.5	5.6	11.9
March	100	91.1	8.9	67.2	32.8	87.0	13.0	4.7	8.3
April	100	97.5	2.5	67.8	32.2	85.7	14.3	4.9	9.4
May	100	94.1	5.9	66.2	33.8	84.0	16.0	4.7	11.3
June	100	94.6	5.4	68.7	31.3	82.8	17.2	5.1	12.1
July	100	94.0	6.0	65.3	34.7	--	--	--	--
August	100	97.5	2.5	69.1	30.9	--	--	--	--
September	100	97.8	2.2	66.6	33.4	--	--	--	--

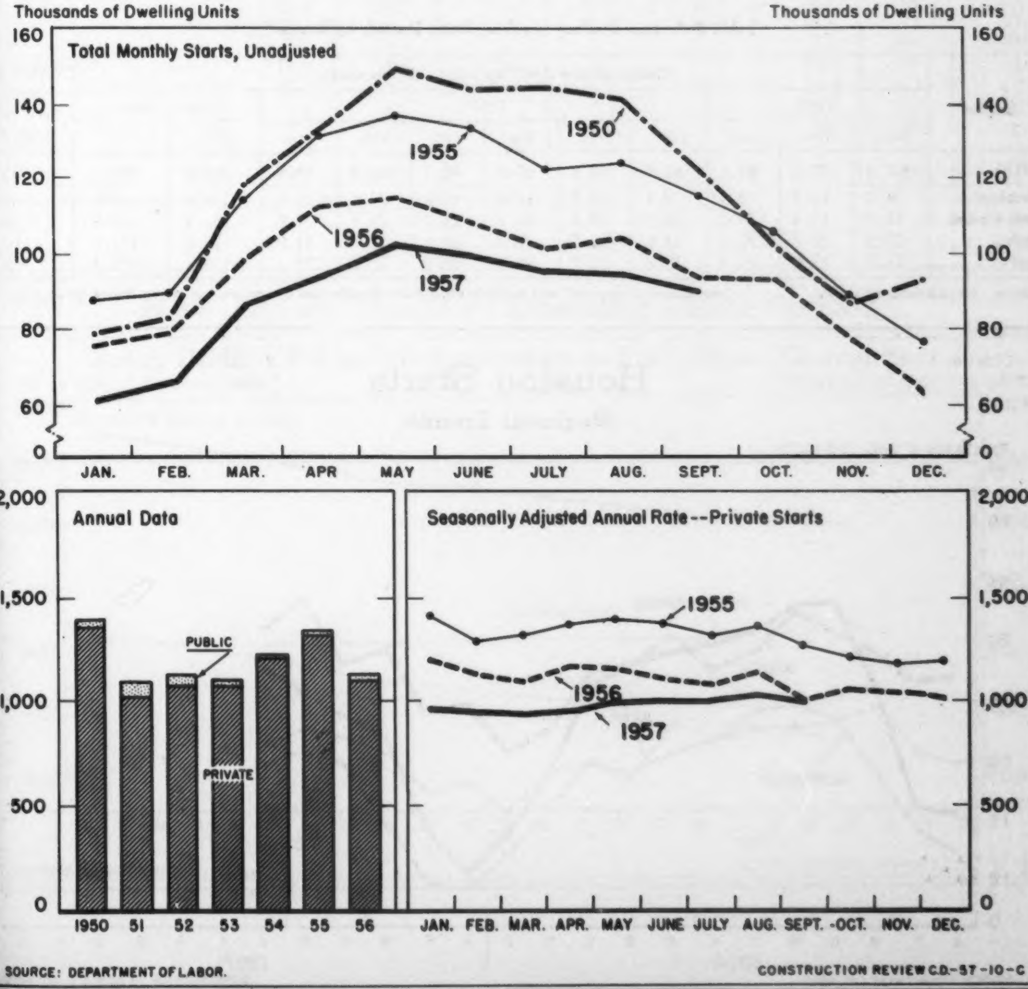
Source: Department of Labor. [1] Data by urban and rural-nonfarm classification for 1920-53 are available upon request. [2] Annual data not available before 1950; monthly data not available before January 1953. [3] Not available before January 1954. Tabulations showing the number of units in 2-family and 3-or-more family structures for 1920-53 are available upon request. [4] Not yet available.

Table B-2: New Private Nonfarm Dwelling Units Started: Seasonally Adjusted Annual Rate

Year	Number of new dwelling units *(in thousands)*											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946........	682	709	756	719	698	662	642	638	601	607	612	647
1947........	694	720	696	710	749	802	847	899	981	1,018	1,013	962
1948........	938	829	955	1,019	997	990	969	898	862	806	802	807
1949........	800	796	814	885	905	929	964	1,028	1,094	1,156	1,240	1,250
1950........	1,306	1,310	1,406	1,390	1,448	1,476	1,460	1,478	1,282	1,149	1,120	1,269
1951........	1,343	1,156	1,068	990	983	948	925	961	1,052	1,002	976	967
1952........	1,000	1,086	1,060	1,037	1,039	1,029	1,084	1,075	1,099	1,121	1,100	1,092
1953........	1,102	1,083	1,122	1,134	1,097	1,082	1,045	1,021	1,024	1,026	1,050	1,032
1954........	1,044	1,098	1,101	1,116	1,104	1,181	1,225	1,228	1,277	1,274	1,373	1,435
1955........	1,416	1,286	1,314	1,374	1,398	1,371	1,318	1,346	1,262	1,209	1,179	1,192
1956........	1,195	1,127	1,094	1,157	1,146	1,091	1,070	1,136	1,008	1,052	1,027	1,020
1957........	962	935	933	962	994	995	980	1,010	990			

Source: Department of Labor.

Chart 3. **Housing Starts** (UNADJUSTED AND SEASONALLY ADJUSTED)



SOURCE: DEPARTMENT OF LABOR.

CONSTRUCTION REVIEW C.D.-57-10-C

Table B-3: New Private 1-Family Houses Started: Average Construction Cost

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
	AVERAGE CONSTRUCTION COST												
1946	$5,250	$5,400	$5,850	$5,575	$5,475	$5,425	$5,375	$5,450	$5,450	$5,625	$5,675	$5,575	$5,525
1947	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950	7,625	7,850	8,225	8,450	8,450	8,750	8,875	9,125	8,900	9,200	9,075	9,200	8,675
1951	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955	10,575	11,125	11,250	11,250	11,400	11,400	11,475	11,425	11,525	11,575	11,575	11,625	11,350
1956	11,325	11,750	12,150	12,275	12,300	12,300	12,375	12,275	12,325	12,425	12,675	12,350	12,225
1957	12,175	12,400	12,525	12,625	12,825	12,750	(1)	(1)	(1)				
	Percent change, 1956 to 1957												
	+7.5	+5.5	+3.1	+2.9	+4.3	+3.7	--	--	--				

Source: Department of Labor. [1] Not yet available.

Table B-4: New Nonfarm Dwelling Units Started, by Region[1]

Region	Number of new dwelling units (in thousands)											Percent change, 1st 6 mos. 1956-57
	1956			1957						First 6 months		
	June	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	1956	1957	
TOTAL	**107.4**	**77.4**	**63.6**	**63.0**	**65.8**	**87.0**	**93.7**	**103.0**	**99.9**	**584.6**	**512.4**	**-12.4**
Northeast	24.2	16.5	12.4	9.3	9.7	14.8	19.9	20.9	19.9	118.0	94.5	-19.9
North Central	31.2	19.2	14.2	10.7	14.0	22.1	23.7	25.7	27.8	156.3	124.0	-20.7
South	29.3	22.7	21.1	24.8	24.6	29.4	28.1	33.7	31.0	176.4	171.6	- 2.7
West	22.7	19.0	15.9	18.2	17.5	20.7	22.0	22.7	21.2	133.9	122.3	- 8.7

Source: Department of Labor. [1] Composition of regions, and nonfarm population distribution by region, are shown below table A-2.

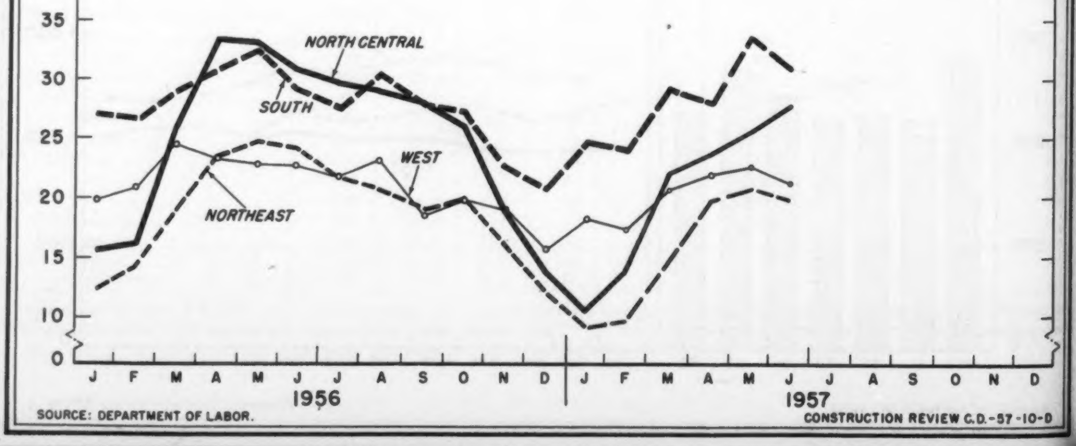


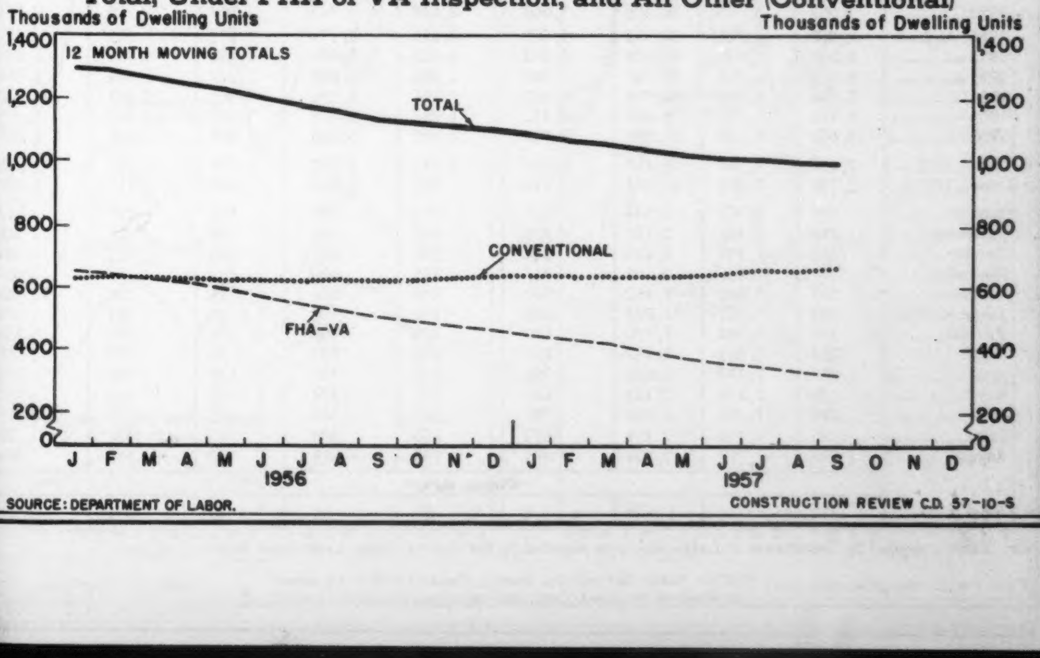
Table B-5: New Nonfarm Dwelling Units Started in Selected States, by Ownership

State	Number of new dwelling units *(in thousands)*						Percent change in total dwelling units	
	Second quarter, 1957		First quarter, 1957		Second quarter, 1956		2d qtr. 1957 from—	
	Total	Private	Total	Private	Total	Private	1st qtr. 1957	2d qtr. 1956
UNITED STATES, TOTAL	**296.6**	**282.8**	**215.8**	**202.5**	**332.5**	**325.3**	**+37**	**-11**
Selected States, total	224.4	215.9	162.0	158.4	250.7	246.1	+39	-10
As percent of U. S. total	*(75.7)*	*(76.3)*	*(75.1)*	*(78.2)*	*(75.4)*	*(75.7)*	--	--
Arizona	3.8	3.8	4.2	3.6	3.3	3.3	-10	+15
California	46.7	46.3	40.7	40.5	46.6	46.6	+15	(1)
Colorado	3.3	3.2	3.4	2.9	4.8	4.3	- 3	-31
Connecticut	5.3	4.9	3.2	3.2	6.0	6.0	+66	-12
District of Columbia	1.1	.7	.4	.3	.5	.5	+175	+120
Florida	21.2	21.1	18.9	18.5	19.2	19.0	+12	+10
Illinois	16.6	16.5	11.3	11.1	20.5	20.0	+47	-19
Maryland	7.6	6.4	5.3	4.6	6.7	6.7	+43	+13
Massachusetts	6.2	5.6	3.3	3.3	7.7	7.7	+88	-19
Michigan	13.4	13.2	7.5	7.5	16.5	16.3	+79	-19
New Jersey	11.0	9.6	6.6	6.6	13.0	13.0	+67	-15
New York	20.4	18.7	11.3	10.5	24.5	22.3	+81	-17
Ohio	15.5	15.0	9.0	9.0	19.6	19.6	+72	-21
Oregon	1.6	1.6	1.3	1.3	2.8	2.8	+23	-43
Pennsylvania	13.9	13.8	7.7	7.7	17.7	17.3	+81	-21
Texas	16.7	16.6	15.6	15.6	16.4	16.4	+ 7	+ 2
Utah	1.6	1.6	1.3	1.3	2.2	2.2	+23	-27
Virginia	7.2	6.2	4.5	4.4	9.6	9.1	+60	-25
Washington	4.4	4.2	2.8	2.8	5.0	4.9	+57	-12
Wisconsin	6.9	6.9	3.7	3.7	8.1	8.1	+86	-15

Source: Department of Labor. [1] Change of less than one-half of 1 percent.

Chart 5. **New Private Nonfarm Dwelling Units Started**

Total, Under FHA or VA Inspection, and All Other (Conventional)



SOURCE: DEPARTMENT OF LABOR. CONSTRUCTION REVIEW C.D. 57-10-5

Table B-6: New Private Dwelling Units: Volume in Successive Stages of FHA and VA Programs

Period	Number *(in thousands)* of new dwelling units in--								Percent of total private starts under inspection of--	
	FHA applications		VA appraisal requests*	Starts under inspection of--		FHA mortgages insured		VA loans closed*		
	Total	Excluding Capehart[1]		FHA	VA*	Total	Excluding Capehart[1]		FHA	VA*
Year: 1950	625.3	625.3	(2)	486.7	(2)	378.7	378.7	209.0	36	15
1951	267.1	267.1	164.4	263.5	148.7	235.0	235.0	286.5	26	15
1952	323.9	323.8	226.3	279.9	141.3	162.6	162.6	192.2	26	13
1953	327.3	327.3	251.4	252.0	156.6	182.5	182.5	202.9	24	15
1954	383.3	383.3	535.4	276.3	307.0	150.1	150.1	243.1	23	26
1955	314.9	314.9	620.8	276.7	392.9	139.8	139.8	387.6	21	30
1956	227.6	219.4	401.5	189.3	270.7	116.2	110.9	313.5	17	25
1956: September	14.0	13.9	30.0	15.1	24.0	8.6	7.8	25.4	17	26
October	18.2	17.1	29.7	15.5	24.0	10.7	9.6	26.0	17	26
November	14.8	13.5	21.9	12.1	17.8	8.1	8.1	24.7	16	23
December	12.9	10.9	19.0	9.6	15.0	8.7	7.3	25.0	15	24
1957: January	14.8	13.1	18.9	7.7	12.0	9.7	8.0	30.3	13	20
February	22.0	14.0	20.2	9.3	9.9	10.2	7.3	24.4	15	16
March	22.2	20.1	19.5	11.3	11.4	13.0	7.6	21.8	14	14
April	25.7	20.4	19.4	12.1	13.5	8.7	7.1	20.6	13	15
May	23.3	20.2	16.6	14.9	12.0	10.7	6.7	16.6	15	12
June	22.8	20.1	13.7	15.3	13.0	6.8	6.3	16.2	16	14
July	22.0	21.2	14.0	15.7	12.3	11.0	7.6	15.6	17	14
August	28.8	25.6	14.5	17.7	11.6	10.2	8.5	14.6	19	13
September	24.9	22.5	*8.9	16.4	*11.8	6.0	5.9	*17.1	19	*13
First 9 months:										
1956	181.7	177.9	330.9	152.2	214.0	88.8	85.8	237.7	18	25
1957	206.6	177.3	*145.7	120.5	*107.5	86.3	65.0	*177.1	16	*14
Percent change, 1956 to 1957	+13.7	-0.3	-56.0	-20.8	-49.8	-2.8	-24.2	-25.5	--	--

Source: Table compiled by Department of Labor from data reported by the Federal Housing Administration (HHFA) and the Veterans Administration. * Beginning with data for October 1957, all VA series will be as of the calendar month. Data for September 1957 cover the period August 26th through September 30, and for all previous months, the statistics are as of the 26th through the 25th. [1] Excludes units under the armed services (Capehart) housing program, which are classified as public and whose inspection while under construction is under the auspices of the Department of Defense. [2] Not available.

Table B-7: Nonfarm Mortgage Recordings of $20,000 or Less: Number and Average Amount, and Total Amount by Type of Lender

Period	Total number *(in thousands)*	Average amount *(dollars)*	Total amount *(in millions of dollars)* recorded by--						
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	All other lenders
Year: 1950	3,032	5,335	16,179	5,060	1,618	3,365	1,064	2,299	2,774
1951	2,878	5,701	16,405	5,295	1,615	3,370	1,013	2,539	2,572
1952	3,028	5,950	18,018	6,452	1,420	3,600	1,137	2,758	2,651
1953	3,164	6,241	19,747	7,365	1,480	3,680	1,327	2,841	3,055
1954	3,458	6,644	22,974	8,312	1,768	4,239	1,501	2,882	4,272
1955	3,913	7,279	28,484	10,452	1,932	5,617	1,858	3,362	5,265
1956	3,602	7,521	27,088	9,532	1,799	5,458	1,824	3,558	4,917
First 8 mos., 1956	2,456	7,500	18,419	6,528	1,231	3,769	1,178	2,392	3,321
First 8 mos., 1957	2,190	7,423	16,264	6,214	974	2,858	947	2,414	2,857
1956: August	336	7,562	2,544	921	163	508	181	319	452
September	290	7,534	2,185	779	139	441	163	275	388
October	322	7,535	2,425	848	154	475	183	327	438
November	277	7,608	2,108	717	136	409	152	293	401
December	257	7,582	1,951	660	138	366	148	270	369
1957: January	258	7,541	1,942	659	133	353	117	304	376
February	237	7,381	1,749	644	105	308	96	271	325
March	264	7,333	1,937	744	115	335	99	293	351
April	277	7,390	2,044	798	116	357	110	306	357
May	289	7,431	2,144	840	125	374	120	314	371
June	274	7,407	2,028	795	118	363	125	290	337
July	296	7,456	2,211	852	130	390	142	325	372
August	296	7,473	2,208	883	132	378	137	310	368
			Percent change						
First 8 mos., 1956-57	-11	- 1	-12	- 5	-21	-24	-20	+ 1	-14

Source: Table compiled by Department of Labor from data reported by the Federal Home Loan Bank Board.

(NOTE: Tables B-8 and B-9, Housing Vacancy Rates, are shown quarterly in the March, June, September, and December issues.)

Part C--Building Permits

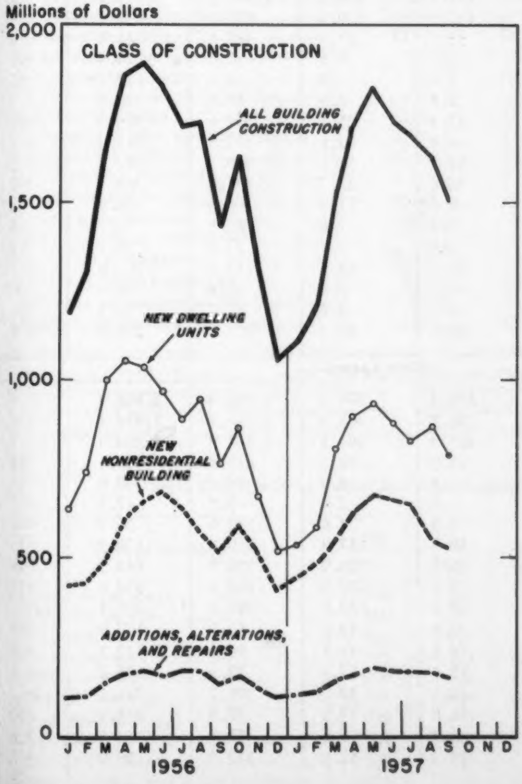
Table C-1: Building Permit Activity: Current Summary, by Type of Building Construction

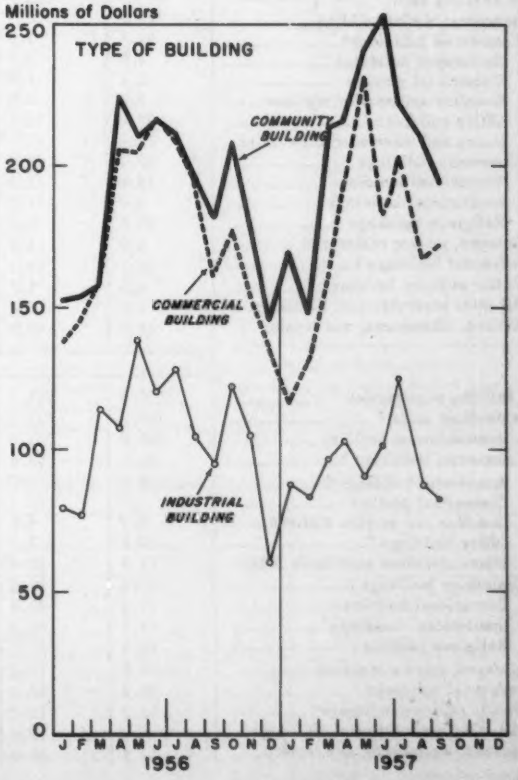
Type of building construction	Valuation (in millions of dollars)						Percent change, Sept. 1956-57
	1957			1956	First 9 months		
	Sept.	Aug.	July	Sept.	1957	1956	
All building construction [1]	1,504.7	1,623.6	1,693.4	1,439.3	13,962.0	14,720.7	+ 5
Private	1,377.4	1,460.4	1,518.9	1,307.4	12,416.4	13,285.4	+ 5
Public	127.3	163.2	174.5	131.9	1,545.6	1,435.3	− 3
New dwelling units [2]	791.9	870.1	832.4	760.1	7,125.3	8,083.1	+ 4
Number of new dwelling units	(71,727)	(80,013)	(75,949)	(69,950)	(654,484)	(753,224)	(+ 3)
New nonresidential building	527.8	556.6	656.5	525.3	5,195.8	5,104.6	(3)
Commercial buildings*	172.5	167.1	203.3	170.4	1,603.0	1,699.9	+ 1
Stores and other mercantile buildings	70.7	71.2	95.1	78.1	689.8	782.6	− 9
All other commercial buildings*	101.8	95.9	108.2	92.3	913.2	917.3	+10
Community buildings*	194.0	213.1	224.4	181.3	1,880.1	1,710.2	+ 7
Industrial buildings*	82.2	87.2	124.9	96.2	869.6	973.2	−15
All other nonresidential buildings*	79.1	89.2	103.9	77.5	843.1	721.3	+ 2
Additions, alterations, and repairs	168.7	182.8	189.3	142.6	1,516.8	1,422.5	+18

Source: Department of Labor. [1] **Includes new nonhousekeeping residential building, not shown separately.** [2] **Housekeeping only.**
[3] Change of less than one-half of 1 percent. * Includes some buildings previously classified under "public buildings." See Note on page 17 of the October 1957 issue.

Chart 6.

Building Permit Activity





SOURCE: DEPARTMENT OF LABOR.

CONSTRUCTION REVIEW C.D. 57-10-E

Table C-2: Building Permit Activity: Valuation, by Type of Building Construction and Region[1]

Type of building construction	Valuation (in millions of dollars)						Percent change, 1st 8 months 1956-57
	1956	1957			First 8 months		
	Aug.	June	July	Aug.	1956	1957	
UNITED STATES							
All building construction [2]	**1,744.5**	**1,748.7**	**1,681.3**	**1,623.6**	**13,281.4**	**12,457.3**	- 6
New dwelling units [3]	958.6	881.9	823.8	870.1	7,323.0	6,333.4	-14
New nonresidential building	580.8	663.4	653.8	556.6	4,579.3	4,668.0	+ 2
Commercial buildings *	195.4	183.5	203.2	167.1	1,529.5	1,430.5	- 6
Amusement buildings *	7.7	13.8	11.9	8.8	78.7	87.5	+11
Commercial garages	5.1	6.9	5.3	4.0	42.6	42.4	(4)
Gasoline and service stations	15.5	13.8	14.8	13.9	108.2	111.7	+ 3
Office buildings *	74.7	66.8	76.2	69.1	595.6	569.7	- 4
Stores and other mercantile bldgs.	92.4	82.2	95.1	71.2	704.5	619.1	-12
Community buildings *	195.7	253.5	222.3	213.1	1,529.0	1,686.1	+10
Educational buildings	106.8	123.1	121.4	119.7	959.9	1,007.6	+ 5
Institutional buildings *	48.5	83.2	60.4	50.9	261.9	354.7	+35
Religious buildings	40.4	47.2	40.5	42.6	307.1	323.8	+ 5
Garages, private residential	23.9	22.7	21.6	23.1	135.9	136.5	(4)
Industrial buildings *	105.6	101.9	124.9	87.2	877.0	787.4	-10
Public utilities buildings *	32.4	37.7	49.5	37.0	218.7	316.8	+45
All other nonresidential buildings *	27.8	64.1	32.3	29.2	289.2	310.7	+ 7
Additions, alterations, and repairs	182.2	191.6	188.6	182.8	1,279.9	1,348.1	+ 5
Northeast							
All building construction [2]	**372.6**	**338.4**	**343.5**	**370.1**	**2,828.3**	**2,615.4**	- 8
New dwelling units [3]	203.5	183.7	162.3	198.2	1,567.0	1,273.9	-19
New nonresidential building	124.0	112.3	139.5	129.3	970.7	1,032.7	+ 6
Commercial buildings *	52.4	35.3	38.0	40.2	323.3	336.4	+ 4
Amusement buildings *	1.5	3.5	2.3	1.6	17.0	20.4	+20
Commercial garages	2.1	1.8	2.8	.5	14.1	12.3	-13
Gasoline and service stations	3.0	2.8	2.8	2.9	19.4	20.5	+ 6
Office buildings *	30.0	14.6	13.2	25.1	151.6	169.9	+12
Stores and other mercantile bldgs.	15.8	12.5	16.9	10.1	121.3	113.4	- 7
Community buildings *	29.0	43.0	54.3	52.5	369.7	387.8	+ 5
Educational buildings	13.4	24.0	39.8	33.7	237.8	261.2	+10
Institutional buildings *	4.7	11.0	8.5	11.0	66.5	64.9	- 2
Religious buildings	10.8	8.0	5.9	7.8	65.5	61.7	- 6
Garages, private residential	4.6	4.4	3.8	4.4	27.2	26.7	- 2
Industrial buildings *	28.7	17.1	25.2	18.6	173.3	161.9	- 7
Public utilities buildings *	4.8	3.5	12.2	8.8	32.4	61.4	+90
All other nonresidential buildings *	4.5	9.0	6.0	4.8	44.7	58.5	+31
Additions, alterations, and repairs	43.0	40.3	39.6	40.4	275.1	292.7	+ 6
North Central							
All building construction [2]	**550.6**	**558.5**	**515.4**	**504.1**	**4,044.4**	**3,666.4**	- 9
New dwelling units [3]	308.9	277.6	256.9	267.3	2,296.1	1,844.3	-20
New nonresidential building	186.8	230.6	202.0	181.3	1,374.8	1,448.3	+ 5
Commercial buildings *	50.1	48.6	51.0	52.2	412.9	360.1	-13
Amusement buildings *	1.9	3.2	1.5	2.2	24.4	20.8	-15
Commercial garages	.7	2.7	.5	2.0	9.5	12.5	+32
Gasoline and service stations	5.4	4.6	5.3	4.8	32.6	36.2	+11
Office buildings *	19.1	7.7	18.9	17.4	150.0	128.9	-14
Stores and other mercantile bldgs.	23.0	30.3	24.7	25.9	196.5	161.9	-18
Community buildings *	66.6	99.5	72.4	57.7	458.1	534.5	+17
Educational buildings	42.4	40.8	38.0	32.5	294.0	295.1	(4)
Institutional buildings *	11.7	36.8	20.8	14.1	67.2	127.0	+89
Religious buildings	12.4	22.0	13.6	11.1	96.9	112.5	+16
Garages, private residential	14.0	14.2	13.1	13.8	72.9	76.2	+ 5
Industrial buildings *	38.4	46.8	40.1	37.7	301.2	301.1	(4)
Public utilities buildings *	12.9	12.2	18.8	13.2	77.8	121.4	+56
All other nonresidential buildings *	4.9	9.2	6.7	6.6	51.9	54.8	+ 6
Additions, alterations, and repairs	52.3	48.0	54.2	52.5	352.2	358.0	+ 2

See footnotes at end of table.

Table C-2: Building Permit Activity: Valuation, by Type of Building Construction and Region[1]--Continued

Type of building construction	Valuation (*in millions of dollars*)						Percent change, 1st 8 months
	1956	1957			First 8 months		
	Aug.	June	July	Aug.	1956	1957	1956-57
	South						
All building construction [2]	**398.5**	**465.6**	**439.6**	**387.3**	**3,153.4**	**3,178.1**	+ 1
New dwelling units [3]	215.1	220.3	223.4	203.6	1,690.6	1,626.0	− 4
New nonresidential building	128.1	183.1	155.8	129.8	1,090.4	1,130.4	+ 4
Commercial buildings*	43.5	61.7	65.3	42.1	444.2	411.1	− 7
Amusement buildings*	1.3	2.9	5.3	3.1	17.3	25.2	+46
Commercial garages	1.5	.6	1.0	.6	10.7	6.6	−38
Gasoline and service stations	4.5	4.1	4.4	3.8	37.0	35.6	− 4
Office buildings*	12.7	32.4	21.8	13.3	170.1	148.6	−13
Stores and other mercantile bldgs.	23.5	21.7	32.8	21.3	209.1	195.0	− 7
Community buildings*	54.6	71.3	54.0	60.7	373.4	436.0	+17
Educational buildings	27.1	34.1	21.9	24.2	209.8	235.3	+12
Institutional buildings*	17.1	25.5	18.0	19.6	72.9	98.7	+35
Religious buildings	10.4	11.7	14.0	16.8	90.7	102.0	+12
Garages, private residential	1.7	1.6	1.9	1.8	13.1	13.0	− 1
Industrial buildings*	13.4	24.9	15.5	12.2	129.8	139.3	+ 7
Public utilities buildings*	8.7	11.2	13.9	7.5	61.5	66.6	+ 8
All other nonresidential buildings*	6.2	12.4	5.3	5.6	68.3	64.4	− 6
Additions, alterations, and repairs	45.8	57.4	52.2	49.1	340.1	375.7	+10
	West						
All building construction [2]	**422.9**	**386.2**	**382.9**	**362.1**	**3,255.8**	**2,997.3**	− 8
New dwelling units [3]	231.2	200.3	181.3	201.0	1,769.3	1,589.2	−10
New nonresidential building	141.8	137.4	156.4	116.2	1,143.4	1,056.5	− 8
Commercial buildings*	49.3	37.8	49.0	32.6	349.0	322.8	− 8
Amusement buildings*	3.0	4.1	2.8	2.0	19.9	21.2	+ 7
Commercial garages	.8	1.8	1.0	1.0	8.3	11.0	+33
Gasoline and service stations	2.6	2.2	2.3	2.3	19.2	19.2	0
Office buildings*	12.8	12.0	22.3	13.4	123.9	122.5	− 1
Stores and other mercantile bldgs.	30.2	17.8	20.6	13.9	177.6	148.8	−16
Community buildings*	45.5	39.6	41.6	42.3	327.7	327.8	(4)
Educational buildings	23.8	24.3	21.7	29.3	218.4	216.1	− 1
Institutional buildings*	15.0	9.9	13.0	6.1	55.3	64.1	+16
Religious buildings	6.7	5.5	7.0	6.9	54.0	47.7	−12
Garages, private residential	3.6	2.5	2.8	3.0	22.8	20.5	−10
Industrial buildings*	25.2	13.2	44.1	18.6	272.7	185.0	−32
Public utilities buildings*	6.0	10.8	4.5	7.5	47.0	67.4	+43
All other nonresidential buildings*	12.3	33.5	14.4	12.2	124.2	133.0	+ 7
Additions, alterations, and repairs	41.2	45.9	42.6	40.8	312.5	321.8	+ 3

Source: Department of Labor. [1] Composition of regions, and nonfarm population distribution by region, are shown below table A-2. [2] Includes new nonhousekeeping residential building, not shown separately. [3] Housekeeping only. [4] Change of less than one-half of 1 percent.
* Includes some buildings previously classified under "public buildings," which will no longer be shown separately. Distribution of public buildings to other categories (e.g., office, industrial, institutional) was begun with data for January 1956. See Note on page 17 of the October 1957 issue.

Table C-3: Building Permit Activity: Number of Nonresidential Buildings, by Type of Building

Type of building	1956	1957							
	Aug.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.
Amusement buildings	*254	141	159	191	311	*304	*260	*276	*200
Commercial garages	180	149	122	193	191	163	177	97	124
Educational buildings	434	327	344	408	440	445	420	451	390
Garages, private residential	27,295	5,345	6,913	14,745	20,648	24,063	21,864	22,942	24,370
Gasoline and service stations	974	768	718	883	904	958	846	863	860
Industrial buildings	*1,235	1,058	951	1,252	1,275	*1,234	*1,151	*1,364	*1,165
Institutional buildings	*99	58	73	96	111	*99	*142	*127	*110
Office buildings	*704	487	545	685	774	*729	*627	*707	*710
Religious buildings	520	333	391	504	562	592	514	634	390
Stores and other mercantile buildings	2,863	1,956	2,052	2,656	2,755	2,771	2,591	2,639	2,190

Source: Department of Labor. * See asterisk note to table C-2 above.

Table C-4: Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region [1]

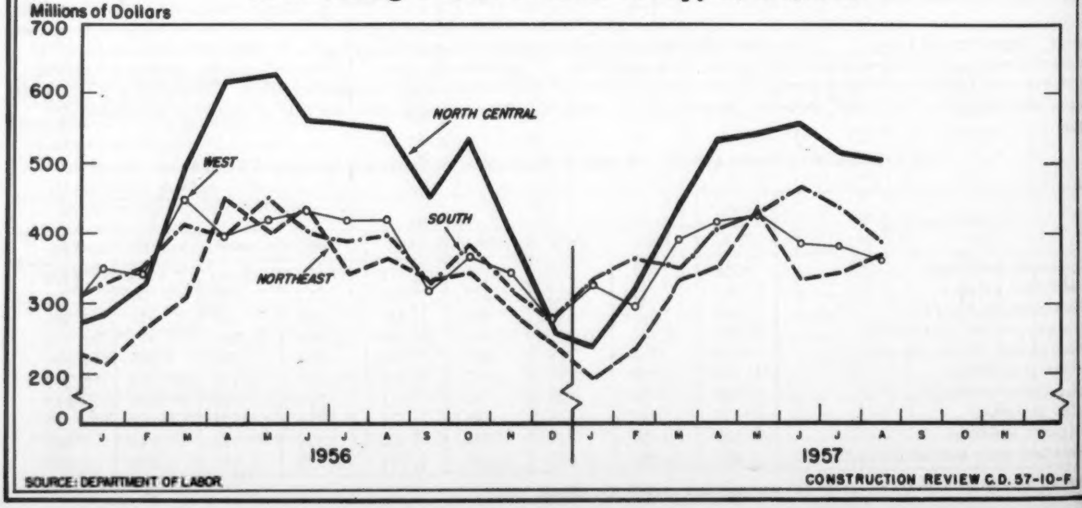
(Housekeeping units only)

Ownership and type of structure	Valuation (in millions of dollars)					Number of dwelling units				
	1956	1957		First 8 months		1956	1957		First 8 months	
	Aug.	July	Aug.	1956	1957	Aug.	July	Aug.	1956	1957
	UNITED STATES									
All new dwelling units	**958.6**	**823.8**	**870.1**	**7,323.0**	**6,333.4**	**87,382**	**75,205**	**80,013**	**683,274**	**582,757**
Privately owned	954.2	806.9	850.3	7,200.1	6,183.0	86,784	73,580	77,708	670,854	568,648
1-family	873.4	723.9	749.0	6,686.7	5,500.2	75,456	60,925	62,987	593,000	466,142
2-4 family	26.4	28.9	27.4	210.7	227.4	3,706	4,167	3,988	30,913	33,180
5-or-more family	54.4	54.1	73.8	302.7	455.4	7,622	8,488	10,733	46,941	69,326
Publicly owned	4.5	16.9	19.8	123.0	150.4	598	1,625	2,305	12,420	14,109
	Northeast									
All new dwelling units	**203.5**	**162.3**	**198.2**	**1,567.0**	**1,273.9**	**18,576**	**13,895**	**17,624**	**142,768**	**110,391**
Privately owned	199.7	156.9	193.2	1,504.6	1,233.3	18,094	13,440	17,056	136,116	106,794
1-family	178.1	143.5	155.9	1,376.0	1,094.2	15,069	11,587	12,621	118,923	89,210
2-4 family	4.7	4.0	5.0	49.2	39.7	667	570	712	6,665	5,470
5-or-more family	16.9	9.4	32.2	79.5	99.3	2,358	1,283	3,723	10,528	12,114
Publicly owned	3.8	5.3	5.0	62.4	40.6	482	455	568	6,652	3,597
	North Central									
All new dwelling units	**308.9**	**256.9**	**267.3**	**2,296.1**	**1,844.3**	**24,161**	**20,242**	**21,494**	**183,981**	**144,573**
Privately owned	308.9	256.9	257.0	2,262.9	1,816.7	24,161	20,242	20,262	180,795	141,829
1-family	291.5	237.7	241.6	2,160.2	1,664.5	22,250	17,920	18,327	169,103	123,820
2-4 family	9.6	10.0	8.5	61.4	73.1	997	1,133	951	6,334	7,908
5-or-more family	7.7	9.2	6.8	41.3	79.0	914	1,189	984	5,358	10,101
Publicly owned	0	0	10.3	33.2	27.6	0	0	1,232	3,186	2,744
	South									
All new dwelling units	**215.1**	**223.4**	**203.6**	**1,690.6**	**1,626.0**	**22,228**	**22,848**	**21,227**	**179,967**	**168,040**
Privately owned	214.4	212.9	199.1	1,673.7	1,553.0	22,113	21,782	20,723	178,291	161,174
1-family	196.2	195.7	185.4	1,569.1	1,433.4	19,810	18,921	18,082	160,732	139,659
2-4 family	4.1	5.1	5.0	36.9	39.3	799	992	953	7,378	7,690
5-or-more family	14.1	12.0	8.7	67.7	80.4	1,504	1,869	1,688	10,181	13,825
Publicly owned	.7	10.5	4.5	17.0	73.0	115	1,066	504	1,676	6,866
	West									
All new dwelling units	**231.2**	**181.3**	**201.0**	**1,769.3**	**1,589.2**	**22,417**	**18,220**	**19,668**	**176,558**	**159,753**
Privately owned	231.1	180.2	200.9	1,758.9	1,579.8	22,416	18,116	19,667	175,652	158,851
1-family	207.5	147.0	166.1	1,581.5	1,308.0	18,327	12,497	13,957	144,242	113,453
2-4 family	8.0	9.7	8.8	63.2	75.1	1,243	1,472	1,372	10,536	12,112
5-or-more family	15.6	23.5	26.1	114.2	196.7	2,846	4,147	4,338	20,874	33,286
Publicly owned	(2)	1.0	(2)	10.4	9.3	1	104	1	906	902

Source: Department of Labor. [1] Composition of regions, and nonfarm population distribution by region, are shown below table A-2. [2] Less than $50,000.

Chart 7.

Building Permit Activity, By Regions



SOURCE: DEPARTMENT OF LABOR

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Table C-5: Building Permit Activity: Valuation, by Metropolitan-Nonmetropolitan Location and by State

(Millions of dollars)

State	1956	1957					First 7 months		Percent change, 1st 7 mos. 1956-57
	July	Mar.	Apr.	May	June	July	1956	1957	
ALL STATES	**1,724.2**	**1,531.0**	**1,710.6**	**1,829.7**	**1,748.7**	**1,681.3**	**11,536.9**	**10,833.7**	**- 6**
Metropolitan areas	**1,338.1**	**1,200.6**	**1,321.3**	**1,423.9**	**1,350.6**	**1,292.7**	**9,039.4**	**8,420.9**	**- 7**
Nonmetropolitan areas	**386.1**	**330.4**	**389.3**	**405.8**	**398.1**	**388.6**	**2,497.5**	**2,412.8**	**- 3**
Alabama	15.8	14.1	20.0	19.9	15.4	18.7	104.5	117.7	+13
Arizona	16.7	18.1	22.8	18.4	20.3	19.3	111.7	139.3	+25
Arkansas	4.3	6.4	6.2	6.2	4.7	8.4	35.1	46.0	+31
California	314.4	278.9	299.9	301.4	263.8	266.5	1,964.7	1,852.2	- 6
Colorado	17.6	21.9	19.5	21.0	24.0	23.2	157.2	151.2	- 4
Connecticut	30.9	42.0	35.8	41.2	33.2	43.7	218.1	239.2	+10
Delaware	3.8	3.2	5.2	4.9	9.3	8.5	39.0	42.7	+ 9
District of Columbia	6.1	3.9	8.4	6.3	14.4	13.0	33.1	54.1	+63
Florida	72.9	76.0	79.4	88.3	86.6	88.9	492.8	561.8	+14
Georgia	24.2	20.6	27.5	19.3	16.7	21.9	157.0	148.4	- 5
Idaho	3.1	3.5	4.5	3.9	3.6	3.3	23.7	22.2	- 6
Illinois	119.6	111.7	142.0	115.9	120.1	108.4	823.0	752.7	- 9
Indiana	38.4	51.3	33.0	34.9	42.2	37.8	255.5	243.0	- 5
Iowa	14.9	11.2	17.3	16.4	18.5	18.2	107.3	91.8	-14
Kansas	13.0	10.8	9.9	12.3	10.6	15.8	94.0	75.3	-20
Kentucky	23.1	16.8	16.1	22.4	18.8	16.1	106.8	110.3	+ 3
Louisiana	21.5	17.4	17.9	24.6	27.2	23.2	173.9	150.0	-14
Maine	4.0	2.5	3.7	4.9	3.4	3.3	21.1	19.4	- 8
Maryland	33.8	30.8	36.0	44.6	53.2	40.7	261.2	270.5	+ 4
Massachusetts	46.4	51.2	39.0	42.3	45.5	50.8	274.9	275.7	(1)
Michigan	113.9	74.2	99.4	97.6	107.8	91.1	664.6	563.5	-15
Minnesota	36.2	20.1	43.1	53.7	47.4	42.1	229.6	235.1	+ 2
Mississippi	5.1	2.8	6.0	3.2	7.8	4.4	32.7	30.2	- 8
Missouri	27.7	24.7	25.8	16.8	29.1	35.0	189.4	166.8	-12
Montana	4.2	3.0	5.1	3.9	4.0	3.4	27.3	23.0	-16
Nebraska	10.2	5.6	6.1	15.2	6.6	7.0	50.4	47.6	- 6
Nevada	2.6	4.3	7.2	3.6	3.9	3.5	27.6	29.1	+ 5
New Hampshire	3.6	2.1	4.5	3.0	2.6	3.0	22.0	17.8	-19
New Jersey	64.2	58.8	72.3	71.8	68.4	60.3	495.8	422.3	-15
New Mexico	6.6	6.7	7.0	7.9	10.4	6.7	43.8	53.1	+21
New York	122.4	111.6	117.7	198.0	105.6	100.7	882.0	790.0	-10
North Carolina	20.5	16.2	21.5	18.5	15.5	16.9	143.2	119.9	-16
North Dakota	3.9	1.6	2.9	5.4	4.1	5.7	24.3	20.5	-16
Ohio	136.2	94.7	99.1	123.9	125.7	100.5	759.3	670.9	-12
Oklahoma	12.0	10.3	10.9	10.6	8.5	13.8	83.3	70.5	-15
Oregon	16.9	11.4	12.1	14.0	13.2	14.6	115.8	86.1	-26
Pennsylvania	67.6	64.1	74.4	72.0	74.1	75.8	496.7	449.8	- 9
Rhode Island	8.1	2.9	4.3	5.2	3.9	5.3	39.8	25.0	-37
South Carolina	6.5	4.4	8.2	5.1	5.9	7.3	48.5	40.6	-16
South Dakota	3.3	2.0	6.0	4.1	2.5	4.6	24.4	21.0	-14
Tennessee	24.4	15.4	18.3	21.6	22.0	16.9	135.5	113.5	-16
Texas	78.1	82.4	83.2	87.0	91.3	101.5	572.7	620.6	+ 8
Utah	8.7	13.3	8.1	14.2	12.2	9.4	96.4	69.0	-28
Vermont	.5	1.2	1.3	.9	.5	.6	5.4	5.0	- 7
Virginia	37.3	29.6	33.8	36.4	51.5	32.4	296.4	244.8	-17
Washington	32.8	30.5	28.5	32.5	28.9	30.6	249.3	198.8	-20
West Virginia	5.9	4.6	6.0	6.8	16.4	6.9	39.3	48.9	+24
Wisconsin	38.9	38.7	51.8	45.9	44.9	49.3	272.1	275.2	+ 1
Wyoming	1.8	1.6	1.8	1.8	2.2	2.5	14.8	11.7	-21

Source: Department of Labor.

[1] Change of less than one-half of 1 percent.

Table C-6: Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

(Housekeeping units only)

State	1956	1957					First 7 months		Percent change, 1st 7 mos. 1956-57
	July	Mar.	Apr.	May	June	July	1956	1957	
ALL STATES	81,765	72,758	81,495	85,702	79,911	75,205	595,892	502,744	-16
Metropolitan areas	62,095	56,253	62,546	66,722	62,069	56,233	457,249	386,635	-15
Nonmetropolitan areas	19,670	16,505	18,949	18,980	17,842	18,972	138,643	116,109	-16
Alabama	1,068	984	1,176	1,175	1,083	1,389	7,504	7,630	+ 2
Arizona	1,015	1,159	1,432	1,258	1,182	1,375	7,263	8,901	+23
Arkansas	327	318	406	316	297	299	2,287	2,119	- 7
California	15,009	16,259	17,210	17,329	14,030	12,204	111,921	102,883	- 8
Colorado	1,041	1,090	1,094	966	1,166	1,270	9,495	7,411	-22
Connecticut	1,595	1,636	1,746	1,624	1,474	1,628	10,438	9,649	- 8
Delaware	190	156	291	237	329	170	1,709	1,370	-20
District of Columbia	107	119	227	348	573	199	1,081	1,712	+58
Florida	4,672	4,915	5,206	6,529	5,026	5,820	33,917	37,026	+ 9
Georgia	1,469	1,151	1,234	1,262	1,253	1,516	10,665	8,583	-20
Idaho	126	126	156	176	106	129	901	796	-12
Illinois	4,954	4,891	4,697	5,160	4,982	3,969	37,146	29,474	-21
Indiana	1,782	1,300	1,307	1,412	1,560	1,757	12,379	8,855	-28
Iowa	734	479	632	650	606	602	5,407	3,402	-37
Kansas	659	641	623	556	522	557	5,366	3,702	-31
Kentucky	1,099	650	724	1,284	673	766	5,983	4,831	-19
Louisiana	995	807	820	927	937	1,050	7,184	6,559	- 9
Maine	158	90	182	199	115	116	841	744	-12
Maryland	2,080	1,940	2,120	2,319	3,214	1,957	14,630	14,971	+ 2
Massachusetts	1,986	1,600	1,774	1,952	1,688	1,532	14,119	10,055	-29
Michigan	4,382	3,522	4,135	4,179	4,284	4,093	31,175	23,870	-23
Minnesota	1,571	804	1,619	1,527	1,780	1,368	9,572	7,781	-19
Mississippi	217	179	199	239	268	296	1,887	1,499	-21
Missouri	1,007	989	851	794	920	1,085	8,544	5,840	-32
Montana	157	113	159	159	145	99	1,169	761	-35
Nebraska	416	305	366	463	310	429	3,001	2,210	-26
Nevada	100	151	307	131	198	196	1,610	1,252	-22
New Hampshire	236	125	171	174	147	125	1,130	838	-26
New Jersey	4,092	2,846	3,761	3,444	3,725	2,982	27,726	20,795	-25
New Mexico	468	446	459	388	502	508	2,670	3,083	+15
New York	6,191	4,423	5,679	6,140	5,068	4,903	45,671	32,499	-29
North Carolina	931	719	848	841	762	722	7,106	5,309	-25
North Dakota	174	68	132	191	134	167	926	699	-25
Ohio	5,572	3,815	3,625	4,544	5,060	4,249	32,321	25,424	-21
Oklahoma	658	493	471	473	407	532	4,729	3,336	-29
Oregon	579	373	426	445	402	422	4,416	2,724	-38
Pennsylvania	2,691	2,383	2,799	3,048	3,124	2,356	22,268	16,546	-26
Rhode Island	293	218	277	281	282	224	1,808	1,459	-19
South Carolina	287	263	268	339	231	240	2,564	2,004	-22
South Dakota	162	48	98	129	92	94	973	515	-47
Tennessee	1,032	763	979	874	886	909	7,721	5,662	-27
Texas	3,753	4,187	4,319	4,328	4,000	4,838	29,515	29,923	+ 1
Utah	448	520	525	449	604	423	4,237	3,286	-22
Vermont	34	21	30	48	35	29	191	182	- 5
Virginia	2,003	1,498	2,119	2,426	2,023	1,871	17,374	12,697	-27
Washington	1,221	1,147	1,365	1,489	1,428	1,509	9,773	8,487	-13
West Virginia	303	220	286	292	247	274	1,883	1,582	-16
Wisconsin	1,650	1,727	2,111	2,094	1,925	1,872	13,010	11,307	-13
Wyoming	71	81	54	94	106	85	686	501	-27

Source: Department of Labor.

Table C-7: Building Permit Activity: Valuation, in Selected Metropolitan Areas

(Millions of dollars)

Metropolitan area	1956	1957					First 7 months		Percent change, 1st 7 mos. 1956-57
	July	Mar.	Apr.	May	June	July	1956	1957	
Atlanta, Ga.	11.4	12.4	19.8	11.2	8.6	11.1	86.7	87.4	+ 1
Baltimore, Md.	15.7	14.8	18.8	26.2	29.5	18.3	128.2	149.1	+16
Birmingham, Ala.	6.9	5.0	7.0	8.0	6.0	6.7	45.1	43.4	- 4
Boston, Mass.	29.3	32.7	15.6	26.1	20.7	27.6	148.3	153.2	+ 3
Buffalo, N. Y.	17.1	12.3	15.0	24.5	15.8	14.0	99.7	96.6	- 3
Chicago, Ill.	107.5	100.5	123.7	103.9	111.4	94.5	735.2	682.1	- 7
Cleveland, Ohio	47.7	29.5	27.6	31.9	47.9	31.4	248.1	202.7	-18
Columbus, Ohio	15.1	10.5	8.7	17.7	11.4	14.1	85.3	76.7	-10
Denver, Colo.	9.4	15.8	13.9	11.4	13.2	14.6	94.6	95.5	+ 1
Detroit, Mich.	58.8	49.2	63.2	66.0	64.3	55.0	428.0	360.5	-16
Indianapolis, Ind.	9.3	15.3	8.2	8.3	10.2	12.8	69.5	69.0	- 1
Los Angeles, Calif.	146.7	141.2	137.5	148.9	121.3	116.4	989.1	882.8	-11
Miami, Fla.	24.6	26.4	25.2	30.6	33.6	26.4	162.0	187.7	+16
Milwaukee, Wis.	16.3	15.6	17.6	18.6	22.9	18.1	114.5	118.8	+ 4
New York-Northeastern New Jersey	118.7	111.4	124.1	190.4	106.8	94.2	939.1	795.1	-15
Norfolk-Portsmouth, Va.	6.0	4.3	3.5	4.1	19.3	4.5	49.9	46.7	- 6
Philadelphia, Pa.	40.9	31.6	49.7	41.9	42.2	42.5	324.1	271.3	-16
Phoenix, Ariz.	9.8	10.1	14.7	10.8	12.9	13.5	72.6	82.2	+13
Rochester, N. Y.	7.8	5.0	6.8	5.9	13.7	5.9	38.2	43.6	+14
Salt Lake City, Utah	5.0	7.1	4.1	4.8	5.4	5.7	39.7	33.8	-15
San Diego, Calif.	15.7	18.5	23.6	23.9	20.0	16.7	109.8	138.8	+26
San Francisco-Oakland, Calif.	38.8	35.3	45.8	39.0	33.5	41.7	291.1	252.8	-13
Seattle, Wash.	12.4	13.3	13.2	15.2	13.8	17.0	100.1	98.2	- 2
Washington, D. C.	29.3	23.4	31.5	27.0	34.6	36.2	202.7	187.8	- 7

Source: Department of Labor.

Table C-8: Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

(Housekeeping only)

Metropolitan area	1956	1957					First 7 months		Percent change, 1st 7 mos. 1956-57
	July	Mar.	Apr.	May	June	July	1956	1957	
Atlanta, Ga.	895	680	756	742	649	688	6,125	4,739	-23
Baltimore, Md.	1,083	1,035	1,170	1,270	2,149	781	7,495	8,727	+16
Birmingham, Ala.	369	378	416	502	421	504	2,677	2,855	+ 7
Boston, Mass.	866	722	634	962	643	768	6,106	4,537	-26
Buffalo, N. Y.	878	645	756	829	823	768	6,038	4,361	-28
Chicago, Ill.	4,335	4,313	4,178	4,579	4,586	3,374	32,493	26,216	-19
Cleveland, Ohio	1,658	1,042	1,005	1,131	1,563	1,109	8,069	6,807	-16
Columbus, Ohio	736	391	357	728	501	670	4,193	3,258	-22
Denver, Colo.	644	698	770	605	807	807	5,824	4,879	-16
Detroit, Mich.	2,784	2,379	2,555	2,574	2,705	2,452	20,457	14,850	-27
Indianapolis, Ind.	520	436	363	355	419	559	3,091	2,583	-16
Los Angeles, Calif.	7,378	8,801	7,943	8,976	6,570	5,385	57,092	50,727	-11
Miami, Fla.	1,205	1,643	1,578	2,677	1,489	1,873	10,187	11,961	+17
Milwaukee, Wis.	497	881	884	931	1,016	850	5,373	5,508	+ 3
New York-Northeastern New Jersey	6,271	4,570	6,201	6,466	5,658	4,961	47,559	34,849	-27
Norfolk-Portsmouth, Va.	275	188	217	330	399	296	3,077	1,891	-39
Philadelphia, Pa.	1,746	1,410	1,861	2,105	2,100	1,503	16,577	11,153	-33
Phoenix, Ariz.	653	704	987	874	905	1,104	4,965	6,424	+29
Rochester, N. Y.	312	233	323	310	259	267	1,879	1,659	-12
Salt Lake City, Utah	209	215	229	206	314	240	2,316	1,596	-31
San Diego, Calif.	1,044	1,165	1,804	1,559	1,326	1,094	7,469	9,192	+23
San Francisco-Oakland, Calif.	1,934	1,312	1,831	1,981	1,557	1,368	14,294	10,485	-27
Seattle, Wash.	531	542	662	804	784	912	4,529	4,681	+ 3
Washington, D. C.	1,423	1,062	1,492	1,430	1,358	1,455	10,692	8,345	-22

Source: Department of Labor.

Table C-9: Building Permit Activity: Valuation in Selected Metropolitan Areas by Type of Building Construction

July 1957 *(Thousands of dollars)*

Type of building construction	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction [1]	**11,091**	**18,324**	**6,742**	**27,567**	**13,995**	**94,503**	**31,401**	**14,137**
New dwelling units [2]	7,235	8,809	3,926	8,881	8,293	48,987	17,844	9,037
New nonresidential building	2,109	6,287	1,830	15,588	4,588	35,132	11,602	3,837
Commercial buildings *	1,441	4,128	957	1,268	940	7,350	2,425	361
Amusement buildings*	0	925	26	46	35	79	135	0
Commercial garages	16	0	0	100	0	0	7	0
Gasoline and service stations	62	89	45	74	128	1,008	199	130
Office buildings*	110	25	640	228	237	3,063	1,448	208
Stores and other mercantile bldgs.	1,253	3,089	247	820	540	3,200	636	23
Community buildings *	618	880	558	4,410	1,155	7,018	2,438	800
Educational buildings	118	250	417	3,731	850	1,634	1,963	0
Institutional buildings *	150	249	0	472	100	3,008	0	800
Religious buildings	350	381	141	207	205	2,377	475	0
Garages, private residential	27	80	34	169	449	2,468	1,087	188
Industrial buildings *	2	682	222	8,184	1,527	9,643	4,942	2,390
Public utilities buildings *	0	193	15	529	34	7,693	0	16
All other nonresidential buildings *	21	325	45	1,028	483	961	710	82
Additions, alterations, and repairs	1,747	3,078	985	3,095	1,084	10,213	1,895	1,142

Type of building construction	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Miami, Fla.	Milwaukee, Wis.	New York-Northeastern New Jersey	Norfolk-Portsmouth, Va.
All building construction [1]	**14,603**	**55,047**	**12,783**	**116,388**	**26,369**	**18,086**	**94,233**	**4,477**
New dwelling units [2]	8,061	31,413	6,310	52,022	15,627	8,420	58,299	2,449
New nonresidential building	4,547	18,255	5,029	49,059	5,887	8,045	25,683	1,621
Commercial buildings *	2,978	5,675	1,183	17,238	3,581	5,544	11,607	587
Amusement buildings*	0	136	0	729	343	1	602	0
Commercial garages	0	0	6	874	0	17	336	5
Gasoline and service stations	120	643	253	313	215	169	528	130
Office buildings*	492	1,082	62	9,280	2,326	18	4,437	410
Stores and other mercantile bldgs.	2,366	3,814	862	6,041	697	5,339	5,704	41
Community buildings *	208	6,992	743	5,790	999	1,205	4,500	814
Educational buildings	153	4,422	0	1,736	601	620	3,393	460
Institutional buildings *	15	1,366	210	2,658	0	175	45	0
Religious buildings	40	1,205	533	1,395	398	410	1,062	354
Garages, private residential	177	2,891	156	744	65	516	925	47
Industrial buildings *	933	2,148	778	16,443	838	732	6,955	173
Public utilities buildings *	0	144	2,070	2,296	95	12	354	0
All other nonresidential buildings *	250	405	99	6,548	309	36	1,343	1
Additions, alterations, and repairs	1,953	5,279	1,444	14,841	4,485	1,621	9,935	407

Type of building construction	Philadelphia, Pa.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco-Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction [1]	**42,538**	**13,502**	**5,936**	**5,668**	**16,653**	**41,728**	**17,041**	**36,224**
New dwelling units [2]	17,714	9,490	3,725	3,440	9,859	15,386	10,120	16,351
New nonresidential building	17,206	3,454	871	1,850	5,459	19,097	5,140	14,144
Commercial buildings *	3,098	957	496	223	1,836	9,976	2,374	6,801
Amusement buildings*	105	32	210	0	280	211	150	0
Commercial garages	46	11	0	0	0	11	35	19
Gasoline and service stations	476	116	31	80	41	114	119	352
Office buildings *	674	477	42	56	751	5,397	1,266	5,740
Stores and other mercantile bldgs.	1,797	321	213	88	764	4,244	804	691
Community buildings *	11,565	665	104	360	2,527	5,576	1,228	6,492
Educational buildings	10,091	458	0	0	2,215	3,531	669	3,544
Institutional buildings *	915	95	0	0	65	414	250	2,265
Religious buildings	560	112	104	360	247	1,632	309	683
Garages, private residential	281	12	157	84	172	203	77	62
Industrial buildings *	352	777	36	909	483	2,234	299	216
Public utilities buildings *	307	83	0	152	18	64	907	240
All other nonresidential buildings *	1,604	961	78	123	423	1,043	256	333
Additions, alterations, and repairs	7,326	537	840	378	1,225	7,241	1,680	5,329

Source: Department of Labor. [1] Includes new nonhousekeeping residential building, not shown separately. [2] Housekeeping only.

* Includes some buildings previously classified under "public buildings," which will no longer be shown separately. Distribution of public buildings to other categories (e.g., office, industrial, institutional) was begun with data for January 1956. See Note on page 17 of the October 1957 issue.

Part D--Contracts

Table D-1: Contract Awards: Public Construction, by Ownership and Type of Construction[1]

Ownership and type of construction	Value (in millions of dollars) 1956 Aug.	1957 Mar.	Apr.	May	June	July	Aug.	First 8 months 1956	1957	Percent change, first 8 months, 1956-57
TOTAL PUBLIC CONSTRUCTION	**836.3**	**1,107.2**	**970.9**	**1,103.9**	**1,293.3**	**1,117.3**	**860.9**	**7,171.5**	**8,144.9**	**+14**
FEDERALLY OWNED	**111.6**	**345.2**	**309.0**	**203.1**	**363.3**	**129.6**	**48.9**	**1,456.0**	**1,826.6**	**+25**
Residential buildings	1.0	115.4	21.5	64.5	29.0	60.3	1.4	78.5	341.6	(2)
Nonresidential buildings	63.9	71.7	58.2	57.2	195.5	16.3	11.6	666.3	564.9	-15
Educational	.7	4.0	8.7	1.0	7.2	2.1	(3)	14.4	45.0	+213
Hospital and institutional	1.7	4.6	.4	1.4	29.1	.3	.1	35.0	54.0	+54
Administrative and service	3.5	3.5	7.5	10.8	61.6	9.3	4.2	71.3	102.9	+44
Other nonresidential buildings	58.0	59.6	41.6	44.0	97.6	4.6	7.3	545.6	363.0	-33
Airfield buildings	3.9	11.6	7.4	5.1	20.3	.8	.4	55.3	60.5	+ 9
Troop housing	1.8	7.7	9.8	7.7	8.2	.2	(3)	78.8	55.6	-29
Warehouses	1.6	4.0	2.7	5.9	11.3	.9	.5	52.6	34.6	-34
All other	50.7	36.3	21.7	25.3	57.8	2.7	6.4	358.9	212.3	-41
Airfields	7.5	49.7	34.7	24.7	26.4	(3)	1.8	96.2	172.2	+79
Conservation and development	22.6	83.1	143.0	30.0	66.6	41.6	14.4	338.3	481.2	+42
Highways	5.8	4.1	15.8	6.8	11.6	8.6	7.3	56.7	66.9	+18
Electric power	2.9	2.9	23.3	5.7	6.0	1.1	2.1	168.3	74.6	-56
All other federally owned	7.9	18.3	12.5	14.2	28.2	1.7	10.3	51.7	125.2	+142
STATE AND LOCALLY OWNED	**724.7**	**762.0**	**661.9**	**900.8**	**930.0**	**987.7**	**812.0**	**5,715.5**	**6,318.3**	**+11**
Residential buildings	12.3	7.4	14.7	21.7	27.5	38.8	44.3	167.1	207.6	+24
Nonresidential buildings	286.6	300.8	256.2	345.2	337.8	267.0	305.5	2,164.5	2,321.4	+ 7
Educational	192.9	234.9	191.6	237.6	231.9	183.0	223.2	1,539.5	1,663.0	+ 8
Hospital and institutional	15.5	15.8	17.4	43.6	35.8	22.2	19.6	178.1	194.4	+ 9
Administrative and service	54.2	25.0	20.1	23.3	34.2	28.7	36.8	233.1	220.6	- 5
Other nonresidential buildings	24.0	25.1	27.1	40.7	35.9	33.1	25.9	213.8	243.4	+14
Highways	271.9	349.6	289.5	306.7	414.7	540.8	293.5	2,200.3	2,698.1	+23
Sewer and water systems	103.8	75.4	67.7	172.6	103.7	80.7	75.1	775.7	699.5	-10
Sewer	74.9	43.6	44.1	94.4	74.4	55.5	53.5	468.6	419.4	-11
Water	28.9	31.8	23.6	78.2	29.3	25.2	21.6	307.1	280.1	- 9
Public service enterprises	26.0	17.4	18.8	27.3	33.3	38.7	74.7	236.5	255.0	+ 8
Electric power	15.1	7.7	9.0	9.0	23.7	14.7	61.6	171.3	151.0	-12
Other	10.9	9.7	9.8	18.3	9.6	24.0	13.1	65.2	104.0	+60
Conservation and development	14.5	4.5	8.6	20.3	4.8	12.3	10.8	104.4	78.4	-25
All other State and locally owned	9.6	6.9	6.4	7.0	8.2	9.4	8.1	67.0	58.3	-13

Source: Departments of Commerce and Labor. [1] Includes major force-account projects started, principally by TVA and State highway departments. [2] Percent increase exceeds 300. [3] Less than $50,000.

Table D-2: Contract Awards: Highway Construction, by Ownership, Source of Funds, and Type of Facility[1]

Ownership, source of funds, and type of facility	Value (in millions of dollars) 1956 Aug.	1957 Mar.	Apr.	May	June	July	Aug.	First 8 months 1956	1957	Percent change, first 8 months, 1956-57
ALL HIGHWAY CONSTRUCTION	**277.7**	**353.7**	**305.3**	**313.5**	**426.3**	**549.4**	**300.8**	**2,257.0**	**2,765.0**	**+23**
FEDERALLY OWNED	**5.8**	**4.1**	**15.8**	**6.8**	**11.6**	**8.6**	**7.3**	**56.7**	**66.9**	**+18**
STATE OWNED	**224.0**	**320.7**	**244.3**	**241.2**	**358.5**	**491.0**	**240.9**	**1,874.2**	**2,356.2**	**+26**
Federally aided projects:										
Total value	155.4	173.4	172.3	186.6	261.8	297.1	185.1	1,099.1	1,612.8	+47
Federal funds	85.3	113.5	111.2	117.3	174.9	200.8	114.7	570.4	1,051.9	+84
Independent State projects:										
Total value	68.6	147.3	72.0	54.6	96.7	193.9	55.8	775.1	743.4	- 4
Toll facilities	10.8	97.8	22.9	10.5	3.7	127.0	0	288.2	306.6	+ 6
LOCALLY OWNED[2]	**47.9**	**28.9**	**45.2**	**65.5**	**56.2**	**49.8**	**52.6**	**326.1**	**341.9**	**+ 5**

Source: Departments of Commerce and Labor. [1] Includes force-account work started on Federal and State projects. [2] By municipalities and counties.

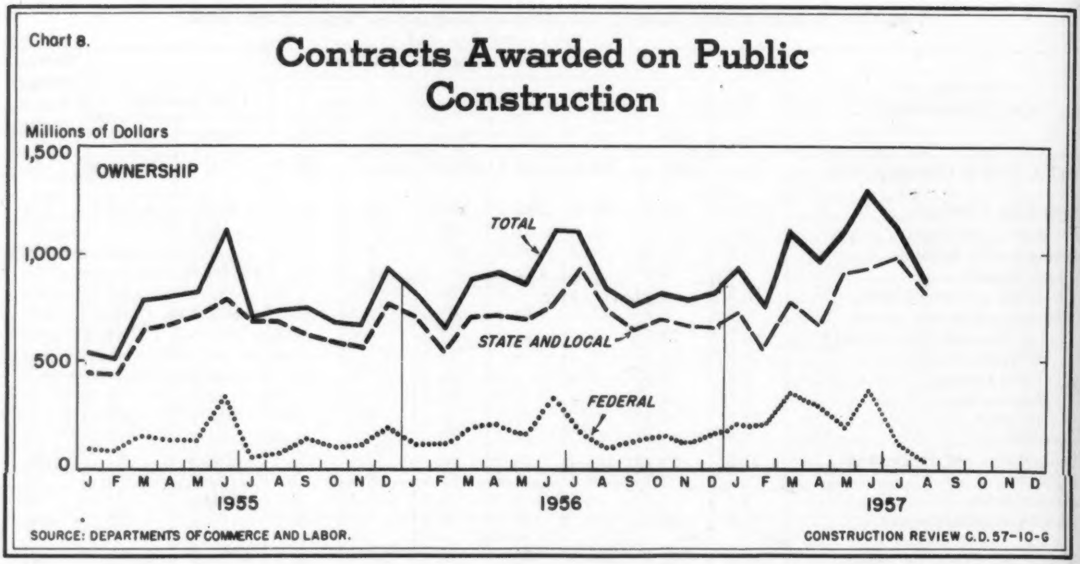


Table D-3: Value of Construction Contracts Reported by the F. W. Dodge Corporation

Type of construction	Value (*in millions of dollars*) Sept. 1957	First 9 months 1957	First 9 months 1956	Percent change, first 9 months 1956-57
TOTAL	**2,625**	**25,302**	**24,735**	**+ 2**
Building-construction	2,092	19,086	18,830	+ 1
Residential	1,151	10,205	10,213	(1)
Nonresidential	941	8,881	8,618	+ 3
Engineering	533	6,216	5,904	+ 5
Public works	416	4,314	4,116	+ 5
Utilities	116	1,902	1,788	+ 6

Source: Table compiled by Department of Commerce from data published by the F. W. Dodge Corporation. [1] Change of less than one-half of 1 percent.

Table D-4: Value of Construction Contract Awards Reported by the Engineering News-Record

Ownership and type of construction	Value (*in millions of dollars*) Oct. 1957[1]	12 months ending-- Oct. 1957	12 months ending-- Oct. 1956	Percent change 12 months ending in Oct., 1956-57
TOTAL	**1,700**	**18,763**	**21,447**	**-13**
Privately owned	**867**	**9,260**	**13,361**	**-31**
Publicly owned	**833**	**9,503**	**8,086**	**+18**
Private industrial buildings	266	3,547	5,132	-31
Buildings, except private industrial	831	8,026	9,706	-17
Highways and bridges	305	3,626	3,021	+20
Sewer systems	48	539	575	- 6
Water systems	49	359	386	- 7
Unclassified and all other	201	2,666	2,627	+ 1

Source: Table compiled by Department of Commerce from data published by the Engineering News-Record. Data include only those projects with contract values above the following minimum sizes: Water supply, earthwork, and waterways-- $44,000; other public works--$73,000; industrial buildings--$93,000; other buildings--$344,000. [1] Five weeks.

Part E--Costs

Table E-1: Construction Cost Indexes

Compiler and coverage	Indexes (1947-49 = 100)									Percent change, Sept. 1956-57
	1957						1954	1955	1956	
	Apr.	May	June	July	Aug.	Sept.	Sept.	Sept.	Sept.	
American Appraisal Company	139	140	141	142	142	143	127	131	137	+ 4
Associated General Contractors	146	148	150	151	151	152	133	136	145	+ 5
E. H. Boeckh and Associates (20 city average):										
Residences	130.9	131.6	132.2	132.8	132.9	132.8	120.8	125.2	130.3	+ 2
Apartments, hotels, and office buildings	139.8	140.6	141.5	142.4	142.5	142.6	127.5	132.3	138.5	+ 3
Commercial and factory buildings	142.0	142.9	143.8	145.2	145.3	145.4	128.6	133.8	140.5	+ 3
Engineering News-Record										
Building	149.0	149.5	149.9	150.6	153.6	153.4	135.0	142.4	148.6	+ 3
Construction	157.5	158.9	160.2	160.8	164.0	163.8	142.2	149.4	156.5	+ 5
Department of Commerce composite [1]	135	136	137	138	138	138	122	126	134	+ 3

Source: Department of Commerce.

[1] A composite of cost indexes representative of the major types of construction, weighted by the current relative importance of each type.

Table E-2: Indexes of Wholesale Prices of Building Materials, by Selected Classes

Commodity	Indexes (1947-49 = 100)									Percent change, Sept. 1956-57
	1957						1954	1955	1956	
	Apr.	May	June	July	Aug.	Sept.	Sept.	Sept.	Sept.	
ALL BUILDING MATERIALS [1]	**130.7**	**130.7**	**130.7**	**131.4**	**131.2**	**130.9**	**121.3**	**128.5**	**131.0**	(2)
LUMBER AND WOOD PRODUCTS:										
Lumber	121.2	120.6	120.4	120.0	119.4	118.3	119.0	127.1	125.2	- 6
Douglas fir	119.8	118.2	118.0	117.8	117.0	114.5	124.5	134.7	125.1	- 9
Southern pine	115.1	114.7	114.1	114.5	113.5	113.3	112.0	116.6	119.0	- 5
Other softwoods	134.0	134.5	134.6	133.4	133.0	131.8	131.1	138.6	135.4	- 3
Hardwoods	120.3	119.6	119.4	119.0	118.4	118.4	112.2	121.3	125.5	- 6
Millwork	128.3	128.3	128.5	128.3	128.3	128.3	130.2	128.2	129.2	- 1
Plywood	96.7	96.8	97.7	96.9	95.2	94.7	103.2	106.1	99.2	- 5
Softwood	92.1	92.4	94.2	92.6	89.3	88.3	109.5	110.7	95.4	- 7
Hardwood	103.4	103.4	103.4	103.4	103.4	103.4	98.8	103.6	105.2	- 2
PAINT AND PAINT MATERIALS:										
Prepared paint	124.1	124.7	125.5	128.1	128.1	128.1	112.8	114.8	119.1	+ 8
Paint materials	99.8	99.8	99.7	99.9	100.5	101.5	97.0	97.6	97.9	+ 4
METAL PRODUCTS:										
Structural shapes	183.4	183.4	183.4	192.3	192.3	192.3	146.2	153.9	170.5	+13
Hardware, finish	153.7	155.3	155.3	155.3	155.3	155.3	138.0	140.8	150.2	+ 3
Plumbing equipment	131.6	130.1	129.1	129.1	129.0	128.9	118.5	128.1	133.9	- 4
Enameled iron fixtures	127.7	127.7	126.3	125.8	125.8	125.8	129.2	131.9	125.3	(2)
Vitreous china fixtures	124.2	124.2	124.2	124.2	124.2	124.2	111.7	122.9	124.2	0
Brass fittings	138.5	136.9	135.7	135.7	135.7	135.7	116.5	129.4	142.6	- 5
Heating equipment	121.6	121.4	121.9	122.8	122.3	122.5	114.1	117.2	121.0	+ 1
Furnaces	127.2	127.3	128.5	129.1	128.3	128.0	120.6	123.2	130.3	- 2
Water heaters	109.0	107.3	107.3	107.6	106.3	105.9	108.2	112.0	108.3	- 2
Metal sash	138.1	138.1	138.1	142.8	142.8	142.8	132.5	146.4	148.3	- 4
NONMETALLIC MINERAL PRODUCTS:										
Glass, plate	145.7	145.7	145.7	145.7	145.7	145.7	132.0	137.5	145.7	0
Glass, window	145.9	145.9	145.9	145.9	145.9	145.9	131.3	138.8	145.9	0
Concrete ingredients	135.7	135.7	135.8	136.4	136.5	136.7	122.1	125.3	130.7	+ 5
Portland cement	147.2	147.2	147.2	147.2	147.2	147.2	128.3	131.7	139.8	+ 5
Concrete products	126.6	126.7	126.7	126.4	126.4	126.6	117.8	119.8	124.8	+ 1
Structural clay products	155.0	155.0	155.1	155.1	155.0	155.0	135.4	143.9	150.1	+ 3
Gypsum products	127.1	127.1	127.1	127.1	127.1	127.1	122.1	122.1	127.1	0
Asphalt roofing	121.6	125.8	125.8	125.8	125.8	124.5	104.1	114.6	117.5	+ 6
Insulation materials	103.1	103.1	103.1	103.1	103.1	103.5	110.1	107.1	100.3	+ 3
MISCELLANEOUS PRODUCTS:										
Building board	141.7	141.7	141.7	141.7	141.7	141.7	127.6	132.7	138.1	+ 3
Kitchen cabinets, metal	142.0	142.0	142.0	142.0	142.0	151.2	127.6	136.5	138.7	+ 9

Source: Department of Labor.

[1] Includes items not shown separately.

[2] Change of less than one-half of 1 percent.

Table E-3: Wholesale Prices of Selected Building Materials

Commodity	Unit	1957 Aug.	1957 July	1956 Aug.
LUMBER				
Douglas fir:				
Dimension, construction, 25% standard, green, S4S, 2"x4", R.L., mixed c/l, f.o.b. mill	*M bd. ft.*	$65.198	$65.611	$71.785
Boards, construction, 25% standard, green, S4S, R.L., 1"x8", loose, mixed c/l of boards and dimension, f.o.b. mill	*M bd. ft.*	55.533	56.481	64.582
Timbers, construction, 8"x8" to 12"x12", R.L., green, f.o.b. mill	*M bd. ft.*	73.010	73.430	83.440
Southern pine:				
Dimension, No. 2 and better, 2"x4"x16', dry, S.L., S4S, f.o.b. mill	*M bd. ft.*	84.599	85.520	85.887
Boards, No. 2 and better, 1"x6", dry, R.L., S4S, f.o.b. mill	*M bd. ft.*	76.759	77.272	81.884
Ponderosa pine boards, No. 3 common, 1"x8", R.L., S2 or 4S, c/l or mixed cars, f.o.b. mill	*M bd. ft.*	70.500	72.370	77.390
Oak, red, flooring, plain, 25/32" thick, 2-1/4" face, select, f.o.b. mill	*M bd. ft.*	166.888	168.456	196.466
Maple flooring, 2d grade, 25/32" x2-1/4" face, f.o.b. mill	*M bd. ft.*	210.645	216.690	209.428
Poplar, plain, No. 2B common, 4/4", R.W., f.o.b. mill	*M bd. ft.*	60.000	60.000	60.000
Beech, No. 2 common, 4/4", R.W. & L., f.o.b. mill	*M bd. ft.*	56.000	56.000	56.000
MILLWORK				
Door, flush type, interior, hardwood face, premium grade, 2'6"x6'8"x1-3/8", f.o.b. factory, carlot freight allowed, zone 1	*Each*	7.960	7.960	8.291
Door frame, ponderosa pine, exterior, 1-5/16" x2" casing, with sill, f.o.b. factory	*Each*	9.338	9.394	9.372
Window, ponderosa pine, 2-light, check rail, open, f.o.b. factory	*Each*	1.681	1.679	1.674
PLYWOOD				
Douglas fir, interior, grade A-D, 1/4"x48"x96", f.o.b. mill	*M sq. ft.*	64.645	66.547	68.448
Douglas fir, interior, grade C-D, 5/16" x48"x96", f.o.b. mill	*M sq. ft.*	56.089	58.941	61.463
BOARD				
Insulation, fiber, 1/2"x48"x96", interior, f.o.b. plant, freight equalized	*M sq. ft.*	59.000	59.000	57.500
PREPARED PAINT				
Emulsion, water-thinned, inside, delivered	*Gallon*	2.743	2.743	2.510
Varnish, floor, first grade, delivered	*Gallon*	4.119	4.119	3.874
Enamel, white, gloss, first grade, delivered	*Gallon*	5.128	5.128	4.802
Inside, flat, white, first grade, delivered	*Gallon*	3.383	3.383	3.116
Outside, white, first grade, delivered	*Gallon*	4.808	4.808	4.477
METAL PRODUCTS				
Structural shapes, carbon steel, 6"x4"x1/2" angles, 30' long, ASTM spec. A-7, base quantity, f.o.b. mill	*100 lb.*	5.942	5.942	5.267
Bars, reinforcing, carbon steel, 3/4" rounds x 30' long with 10% shorts, spec. ASTM A-15, 50T, base quantity, f.o.b. mill	*100 lb.*	6.210	6.210	5.738
Sheets, galvanized, carbon steel, 24 gage x 30" wide x 96" long, commercial coating, base chemistry, base packaging, base quantity, f.o.b. mill	*100 lb.*	8.220	8.220	8.220
Pipe, standard, black, carbon steel, buttweld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	*100 ft.*	19.814	19.814	18.376
Pipe, standard, galvanized, carbon steel, buttweld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	*100 ft.*	23.264	23.264	22.516
Nails, wire, carbon steel, 8-penny, common, c/l, f.o.b. mill	*100 lb. keg*	9.828	9.828	9.368
Soil pipe, cast iron, 2" to 6", single and double hub, service pipe, extra heavy, f.o.b. foundry, index number (1947-49 = 100)	*Ton*	(115.1)	(115.1)	(112.8)
Aluminum sheets, 3003-H14, hard alloy, mill finish, 0.64" x48"x144", 30,000 lbs. or over, f.o.b. shipping point, freight allowed	*Pound*	$0.449	$0.427	$0.427
Copper water tubing, type L, 3/4" size, 0.045" thick, 2,000 ft. or more in 60' coils (0.455 lbs. per linear ft.), f.o.b. mill, freight allowed	*Foot*	.271	.274	.316
Wire, building, type R, size 12, single braid, f.o.b. destination, or freight prepaid on specified amounts	*M ft.*	19.280	19.355	21.930
Screening, insect, bronze wire, 18x14 mesh, 30" wide, c/l, f.o.b. factory	*Linear ft. roll*	27.877	27.877	30.780
PLUMBING EQUIPMENT				
Bath tub, enameled iron, 5', recessed, f.o.b. factory, freight allowed	*Each*	55.216	55.216	55.113
Lavatory, enameled iron, 20"x18", f.o.b. plant, freight allowed	*Each*	13.497	13.497	13.497
Water closet, vitreous china, close coupled, reverse trap, f.o.b. plant, freight allowed	*Each*	24.686	24.686	24.682
Sink, enameled steel, 32" x21", flat rim, 2-compartment, acid resisting, without drainboard, f.o.b. plant, freight allowed	*Each*	13.194	13.194	15.687

Table E-3: Wholesale Prices of Selected Building Materials--Continued

Commodity	Unit	1957		1956
		Aug.	July	Aug.
HEATING EQUIPMENT				
Boiler, heating, steel, oil fired, steam rating 400 sq. ft., less burner, with jacket and standard trim, f.o.b. factory, freight allowed	*Each*	$200.064	$200.064	$190.342
Convector, nonferrous, free standing, average steam rating 43 sq. ft., E.D.R., f.o.b. factory, freight allowance	*Sq. ft., incl. enclosure*	449	458	454
Furnace, warm air:				
Steel, oil fired, forced air, gun-type burner, average bonnet output 90,000-115,000 BTU per hr., f.o.b. factory, freight allowance	*Each*	262.049	262.049	240.969
Steel, gas fired, standard automatic controls, average input rating 85,000-110,000 BTU per hr., enclosing jacket, f.o.b. factory, freight allowance	*Each*	170.532	171.914	170.531
Furnace, floor, gas fired, floor grill, average input rating 40,000-60,000 BTU per hr., manual controls, f.o.b. factory	*Each*	58.283	58.283	57.541
Oil burner, mechanical forced draft (gun-type), 2-1/2 gal. per hr., thermostat, limit and stack controls, f.o.b. factory	*Each*	107.671	107.171	103.548
Water heater, gas, automatic, 30-gal. storage tank, galvanized steel, 1-year guarantee, f.o.b. factory, freight allowed	*Each*	41.581	41.581	41.640
NONMETALLIC MINERAL PRODUCTS				
Sand, construction, f.o.b. plant	*Ton*	1.300	1.298	1.225
Gravel, for concrete, 1-1/2" maximum, f.o.b. plant	*Ton*	1.584	1.575	1.509
Crushed stone, for concrete, 1-1/2" maximum, f.o.b. plant	*Ton*	1.660	1.660	1.612
Block, concrete, lightweight aggregate, 8"x8"x16", f.o.b. plant	*Each*	.191	.191	.181
Pipe, concrete, culvert, reinforced, 24" diameter, ASTM spec. C76-41 table 1, 3" wall thickness, 3'-8' lengths, delivered	*Foot*	4.099	4.099	4.011
Brick, building, f.o.b. plant	*Thousand*	30.816	30.914	30.668
Brick, face, red, first quality, textured, f.o.b. plant	*Thousand*	40.575	39.832	39.998
Tile, clay, partition, scored, 4"x12"x12", 3-cell, 16 lbs., f.o.b. plant	*Thousand*	134.556	134.556	134.556
Sewer pipe, vitrified clay, 8" diameter, 3' lengths, standard strength, f.o.b. plant	*Foot*	.547	.547	.520
Lath, gypsum, 3/8"x16"x48", f.o.b. plant, freight equalized	*M sq. ft.*	25.034	25.034	24.990
Wallboard, gypsum, 3/8"x48", varying lengths, f.o.b. plant, freight equalized	*M sq. ft.*	32.830	32.830	32.830
Plaster, gypsum, base coat, f.o.b. plant, freight equalized	*Ton*	15.928	15.928	15.928
Shingles, asphalt, strip, 210 lbs., f.o.b. factory, freight allowance	*Square*	6.307	6.307	5.897
Lime, hydrated, building, finishing, f.o.b. plant	*Ton*	21.772	21.683	20.350
Siding shingles, asbestos cement, f.o.b. plant, freight equalized	*Square*	11.456	11.456	10.996

Source: Department of Labor.

Table E-4: Indexes of Union Hourly Wage Rates in the Building Trades, by Trade

(1947-49=100)

Period	All trades	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
1950: July 1	110.7	111.6	110.1	111.5	109.6	113.0	107.8	112.4
1951: July 1	117.8	116.3	117.4	120.0	116.8	118.5	114.2	120.4
1952: July 1	125.1	126.2	124.6	126.8	124.4	125.3	121.0	128.6
1953: July 1	131.6	130.0	131.1	132.0	130.5	130.1	125.4	138.4
1954: July 1	136.4	134.2	135.3	135.9	134.5	132.5	132.3	144.4
1955: July 1	141.2	137.8	140.3	139.0	139.9	136.5	135.5	150.9
1956: July 1	147.7	144.0	146.2	146.6	145.5	141.7	141.5	159.5
1956: Oct. 1	*148.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
1957: Jan. 2	*150.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Apr. 1	*150.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
July 1	*156.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Oct. 1	*156.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)

Source: Department of Labor. * Estimated. [1] Not available.

Table E-5: Union Wage Scales in the Building Trades: Average Rate and Range in Rates, by Trade, and Rate by City

(As of Oct. 1, 1957)

City	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
ALL PLACES:							
Estimated average rate	**$3.77**	**$3.31**	**$3.51**	**$3.18**	**$3.66**	**$3.56**	**$2.37**
Range in rate levels	**2.50-4.25**	**2.00-3.90**	**2.38-4.35**	**1.75-3.60**	**2.40-4.25**	**2.40-4.00**	**1.15-3.20**
Cents-per-hour increase, July 1-Oct. 1, 1957	*0.9*	*0.3*	*0.6*	*1.3*	*2.3*	*1.2*	*0.4*
Albuquerque, N. Mex.	3.775	3.025	3.325	2.750	3.250	3.225	1.975
Atlanta, Ga.	*3.450	2.900	*3.300	*3.000	[1]3.125	[1]3.300	[1]1.550
Baltimore, Md.	*3.800	3.050	3.425	2.825	3.350	3.300	1.900
Birmingham, Ala.	3.500	2.700	3.300	2.900	*3.050	*3.320	1.500
Boise, Idaho	*3.500	2.875	3.100	2.750	3.000	3.200	2.170
Boston, Mass.	3.650	3.250	3.300	2.900	3.650	3.300	2.450
Buffalo, N. Y.	3.690	3.585	3.660	3.200	3.715	3.425	2.610
Burlington, Vt.	3.650	2.750	2.375	1.750	3.500	2.400	2.000
Butte, Mont.	3.125	3.000	3.350	2.750	3.250	3.275	2.090
Charleston, S. C.	2.750	2.500	3.000	*2.250	*2.750	3.100	*1.250
Charleston, W. Va.	3.650	3.175	3.400	2.750	3.250	3.350	2.150
Charlotte, N. C.	3.000	2.325	2.850	1.750	2.500	3.100	1.275
Chattanooga, Tenn.	3.625	[1]2.650	3.300	2.675	3.175	3.350	1.725
Cheyenne, Wyo.	3.500	2.750	2.950	2.650	3.000	3.000	1.800
Chicago, Ill.	3.825	3.450	3.650	3.475	3.700	3.530	2.775
Cincinnati, Ohio	[1]3.750	3.450	3.670	3.100	3.500	3.575	2.500
Cleveland, Ohio	3.715	3.740	3.765	3.415	3.740	3.640	3.000
Columbia, S. C.	2.500	*2.000	*2.750	*2.125	2.500	*3.000	(2)
Columbus, Ohio	3.650	3.150	3.410	2.900	3.320	3.400	2.250
Dallas, Tex.	3.775	*3.100	3.250	2.938	*3.563	3.250	[1]1.625
Dayton, Ohio	[1]3.645	[1]3.175	[1]3.515	3.120	[1]3.325	3.500	[1]2.305
Denver, Colo.	3.750	3.200	3.400	2.975	3.375	*3.400	2.100
Des Moines, Iowa	3.800	3.125	[1]3.425	2.870	3.250	3.425	2.375
Detroit, Mich.	[1]3.530	3.250	3.650	3.125	3.580	3.635	[1]2.580
Duluth, Minn.	3.400	2.850	3.130	2.750	3.225	3.050	2.200
El Paso, Tex.	3.600	3.000	*3.350	2.500	3.250	3.350	1.650
Erie, Pa.	3.750	3.330	3.375	2.880	3.400	3.400	2.450
Evansville, Ind.	3.550	3.000	3.300	2.850	3.350	*3.325	2.125
Fargo, N. Dak.	3.400	2.500	2.800	2.400	3.250	2.800	1.800
Grand Rapids, Mich.	3.750	3.050	3.400	2.750	3.050	*3.650	*2.350
Hartford, Conn.	*3.650	3.250	3.650	3.000	*3.650	3.320	2.230
Houston, Tex.	3.750	3.025	*3.525	3.000	3.500	3.275	1.800
Indianapolis, Ind.	3.800	3.350	3.550	3.200	3.450	3.500	2.300
Jackson, Miss.	3.250	2.650	3.000	2.375	2.750	3.000	1.350
Jacksonville, Fla.	3.250	2.750	*3.450	2.525	2.950	3.250	1.200
Kansas City, Mo.	3.750	3.125	*3.475	3.075	3.500	3.400	2.255
Knoxville, Tenn.	3.600	2.875	3.150	[1]2.600	3.125	[1]3.300	1.775
Lansing, Mich.	3.800	3.250	3.500	3.000	3.800	3.400	2.450
Las Vegas, Nev.	*4.000	3.425	*3.800	*3.325	3.750	3.900	*2.650
Little Rock, Ark.	3.500	2.850	2.875	2.500	3.190	3.130	1.400
Los Angeles, Calif.	3.800	3.225	3.750	3.160	*3.937	[1]3.700	2.500
Louisville, Ky.	3.750	3.300	3.450	2.900	3.400	*3.450	*2.250
Madison, Wis.	3.450	3.000	3.400	2.850	3.270	3.150	2.450
Manchester, N. H.	3.500	*3.000	*3.000	2.280	3.500	*3.150	2.200
Memphis, Tenn.	3.750	2.800	*3.300	2.720	3.250	3.245	1.525
Miami, Fla.	*3.450	*3.050	3.400	*2.870	*3.450	*3.400	1.580
Milwaukee, Wis.	3.550	3.300	*3.350	3.000	[1]3.310	3.360	2.520
Minneapolis, Minn.	3.575	3.150	3.250	3.000	3.250	3.215	2.400
Mobile, Ala.	3.685	2.950	*3.375	*2.775	3.300	*3.600	1.730
Montgomery, Ala.	3.125	2.400	2.875	*2.500	[1]2.500	3.100	1.150

See footnotes at end of table.

Table E-5: Union Wage Scales in the Building Trades: Average Rate and Range in Rates, by Trade, and Rate by City--Continued

(As of Oct. 1, 1957)

City	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
Nashville, Tenn.	$3.625	$2.725	[1]$3.075	$2.750	$3.125	$3.250	*$1.475
Newark, N. J.	4.250	3.900	4.250	*3.600	4.250	4.000	3.200
New Haven, Conn.	3.500	3.250	*3.500	3.100	3.500	3.350	2.450
New Orleans, La.	3.325	2.850	3.275	2.500	2.985	3.150	1.600
New York, N. Y.	[1]4.150	3.900	3.650	*3.290	4.150	[1]4.000	3.150
Norfolk, Va.	*3.500	2.450	3.120	2.460	3.125	*3.150	*1.450
Oakland, Calif.	3.750	3.175	[1]3.525	3.200	3.540	3.590	2.505
Oklahoma City, Okla.	3.800	2.875	3.375	2.800	3.500	3.420	1.950
Omaha, Nebr.	[1]3.575	3.050	[1]3.500	*2.700	[1]3.400	[1]3.300	2.100
Peoria, Ill.	3.750	3.360	3.500	3.075	3.600	3.550	2.675
Philadelphia, Pa.	3.750	3.535	*4.075	3.025	[1]3.900	3.900	2.250
Phoenix, Ariz.	3.875	3.190	3.450	2.850	3.570	*3.550	2.270
Pittsburgh, Pa.	*3.950	3.525	4.000	3.250	3.575	3.775	2.325
Portland, Maine	3.350	2.700	3.000	2.100	3.250	3.225	2.100
Portland, Oreg.	3.650	2.900	3.200	2.900	3.350	*3.360	2.350
Providence, R. I.	3.500	[1]2.900	3.200	2.600	3.500	3.200	2.225
Raleigh, N. C.	2.750	2.000	*2.625	1.900	2.750	2.750	1.150
Reading, Pa.	3.500	3.000	*3.400	2.600	3.250	3.250	2.050
Richmond, Va.	*3.500	2.450	3.000	2.250	*3.070	*3.100	1.400
Rochester, N. Y.	3.685	3.400	3.520	3.150	3.685	3.320	2.640
Rock Island, Ill. (Dist.)[3]	*3.600	3.040	*3.500	3.000	3.250	3.250	2.380
St. Louis, Mo.	3.750	3.350	3.600	3.250	3.675	[1]3.700	2.400
St. Paul, Minn.	3.575	*3.300	3.250	3.000	3.250	3.215	2.400
Salt Lake City, Utah	3.500	2.975	3.175	2.760	*3.250	*3.220	2.100
San Antonio, Tex.	3.375	2.875	3.250	2.500	3.375	*3.238	1.375
San Diego, Calif.	3.750	3.225	*3.800	3.090	3.725	*3.700	2.480
San Francisco, Calif.	*3.950	3.175	3.525	[1]3.200	3.690	[1]3.670	2.505
Santa Fe, N. Mex.	3.750	3.025	3.100	2.500	3.000	3.125	1.975
Savannah, Ga.	*3.200	2.750	3.250	2.500	[1]2.400	*3.350	1.400
Schenectady, N. Y.	3.500	3.175	3.550	2.750	3.500	3.350	2.475
Scranton, Pa.	3.500	2.925	3.250	2.625	*3.400	3.100	2.200
Seattle, Wash.	3.750	2.940	*3.400	2.945	3.400	3.400	2.510
Shreveport, La.	*3.625	2.700	3.375	2.625	3.250	3.150	*1.525
Sioux Falls, S. Dak.	3.500	2.575	3.000	2.300	3.000	3.150	1.800
South Bend, Ind.	3.700	3.050	3.380	2.800	3.250	3.375	2.300
Spokane, Wash.	3.700	2.940	3.325	2.880	3.450	3.400	2.400
Springfield, Mass.	3.525	*3.050	[1]3.175	2.800	3.525	3.200	2.175
Syracuse, N. Y.	3.600	3.220	3.700	2.850	3.475	3.255	2.450
Tampa, Fla.	*3.200	*2.675	3.200	*2.500	*3.200	*3.250	*1.375
Toledo, Ohio	3.680	3.570	3.550	3.190	*3.620	3.550	2.690
Trenton, N. J.	3.850	*3.600	*4.350	3.200	3.850	3.750	*2.600
Tulsa, Okla.	3.750	3.025	3.325	3.000	3.500	[1]3.430	1.900
Washington, D. C.	3.750	3.350	3.750	3.200	3.650	*3.760	2.200
Wichita, Kans.	3.625	2.900	3.350	2.625	3.375	3.450	2.100
Wilmington, Del.	3.700	3.350	3.700	2.975	3.450	*3.550	2.050
Worcester, Mass.	3.550	3.180	3.250	2.800	3.550	3.150	2.450
York, Pa.	*3.325	2.700	3.250	2.350	3.125	3.100	1.850
Youngstown, Ohio	3.740	3.425	3.600	3.200	3.600	3.425	*2.645

Source: Department of Labor.

*Represents an increase in rates between July 1, 1957 and October 1, 1957.

[1] Indicates correction of data reported for previous quarter.

[2] No union scale in effect on survey date.

[3] Includes Rock Island and Moline, Ill., and Davenport, Iowa.

Part F--Materials Output

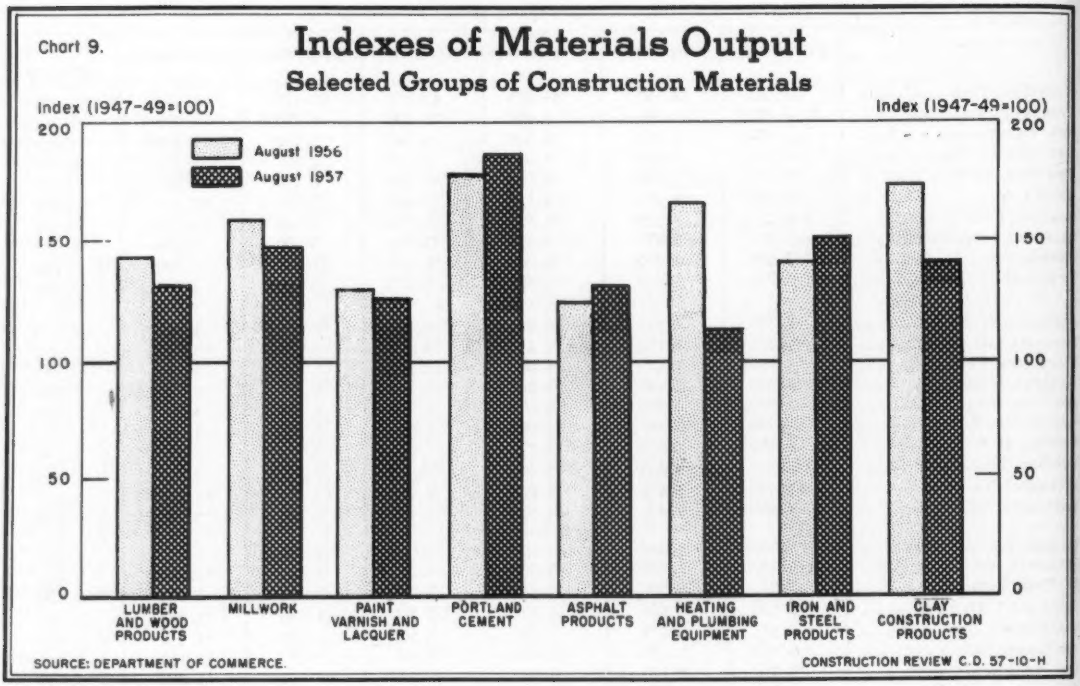


Chart 9. **Indexes of Materials Output**

Selected Groups of Construction Materials

Table F-1: Construction Materials: Indexes of Output

(Monthly average 1947-49 = 100)

Materials group	Monthly Indexes												
	1956					1957							
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.
Lumber and wood products....	143.1	123.6	138.4	120.5	103.1	113.8	106.1	113.8	124.8	131.2	124.6	113.8	129.7
Millwork	159.5	136.8	145.9	122.4	96.0	107.4	116.1	113.0	120.1	116.7	139.1	113.3	148.9
Paint, varnish, and lacquer	129.8	113.6	125.5	109.8	91.3	112.6	127.4	112.0	126.5	133.1	130.4	128.6	126.3
Portland cement	179.8	171.3	173.8	154.8	146.1	115.6	106.6	135.4	143.4	164.4	158.3	121.4	187.9
Asphalt products	127.6	118.0	128.0	88.1	53.1	86.8	91.9	76.6	96.8	88.1	96.7	115.5	131.5
Heating and plumbing equipment	156.5	158.0	158.6	113.5	89.1	103.1	101.1	105.6	113.0	106.5	106.5	104.6	113.1
Iron and steel products	140.2	138.2	159.2	145.5	145.1	142.6	135.2	150.8	151.5	156.5	163.0	140.9	151.5
Clay construction products..	174.0	155.5	169.3	153.8	133.4	119.7	108.3	119.3	129.5	136.2	132.6	135.0	141.8

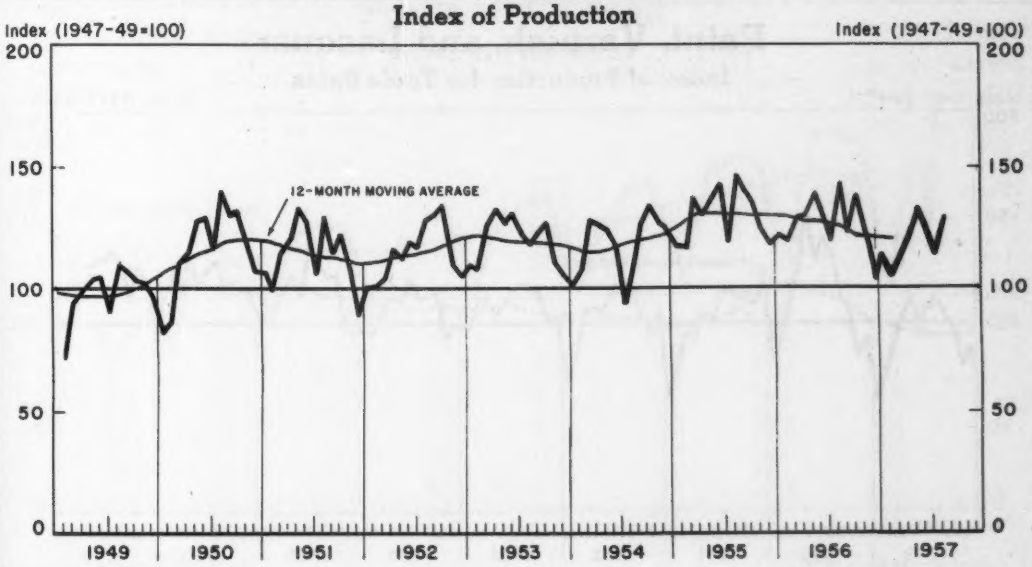
Materials group	Quarterly Indexes					
	1956				1957	
	First quarter	Second quarter	Third quarter	Fourth quarter	First quarter	Second quarter
Gypsum products	187.6	188.6	157.3	145.2	142.1	156.2
Plumbing fixtures	140.6	137.4	116.8	96.2	116.1	117.1

Source: Table compiled by the Department of Commerce from data reported by various Government agencies and by private firms shown in notes to the tables following in Part F.

Chart 10.

Lumber and Wood Products

Index of Production



SOURCE: DEPARTMENT OF COMMERCE.

CONSTRUCTION REVIEW C.D 57-10-1

Table F-2: Lumber and Wood Products: Production, Shipments, and Stocks

Period	Softwood lumber (Million board feet)			Hardwood flooring (Thousand board feet)			Douglas fir plywood (Million square feet)	Insulating boards (Tons)	Hardboard (Tons)
	Production	Shipments	Stocks*	Production	Shipments	Stocks*	Production		
1947-49 average	28,048	27,440	4,448	812,365	789,437	44,455	1,802	766,269	294,214
Year: 1954	29,296	29,811	5,261	1,145,118	1,139,091	68,425	3,871	1,007,653	464,868
1955	31,601	31,480	5,384	1,268,104	1,258,914	70,045	4,947	1,092,890	517,834
1956	30,003	29,259	6,143	1,166,446	1,117,010	114,074	5,191	1,118,907	551,118
12 months ending:									
May 1957	29,049	28,169	---	1,073,637	1,039,536	--	5,178	1,033,501	544,100
June 1957	28,827	28,066	--	1,050,804	1,019,365	--	5,273	1,014,087	551,818
July 1957	28,622	27,986	--	1,036,430	1,006,296	--	5,331	993,641	560,141
August 1957	28,304	27,903	--	1,015,216	989,569	--	5,323	980,914	567,513
1956: August	2,880	2,707	5,561	106,847	102,807	93,916	476	101,804	47,548
September	2,489	2,300	5,730	91,030	88,493	95,235	412	84,494	44,179
October	2,750	2,572	5,910	104,175	96,829	102,681	494	88,386	46,476
November	2,368	2,248	6,023	90,162	83,951	108,792	445	74,910	44,824
December	2,003	1,883	6,143	74,585	69,278	114,074	397	64,464	40,173
1957: January	2,159	2,116	6,130	91,310	82,340	123,194	440	85,189	44,006
February	2,039	1,951	6,218	78,167	72,782	128,579	405	78,768	41,468
March	2,253	2,231	6,240	76,311	80,821	120,826	404	81,667	45,758
April	2,449	2,511	6,204	81,930	85,457	115,712	473	86,266	45,429
May	2,560	2,609	6,163	87,060	87,813	113,114	505	84,107	53,558
June	2,443	2,500	6,176	78,122	78,203	112,084	467	84,678	54,321
July	2,229	2,358	5,956	76,731	77,522	110,120	413	78,908	52,401
August	2,562	2,624	5,867	85,633	86,080	109,973	468	89,077	54,920
	Percent change								
August, 1956-57	-11	- 3	+ 5	-20	-16	+17	- 2	-13	+16
First 8 months, 1956-57	- 8	- 7	--	-19	-16	--	+ 4	-17	+ 4

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Lumber Manufacturers Association, the Douglas Fir Plywood Association, and the Bureau of the Census. * As of end of period.

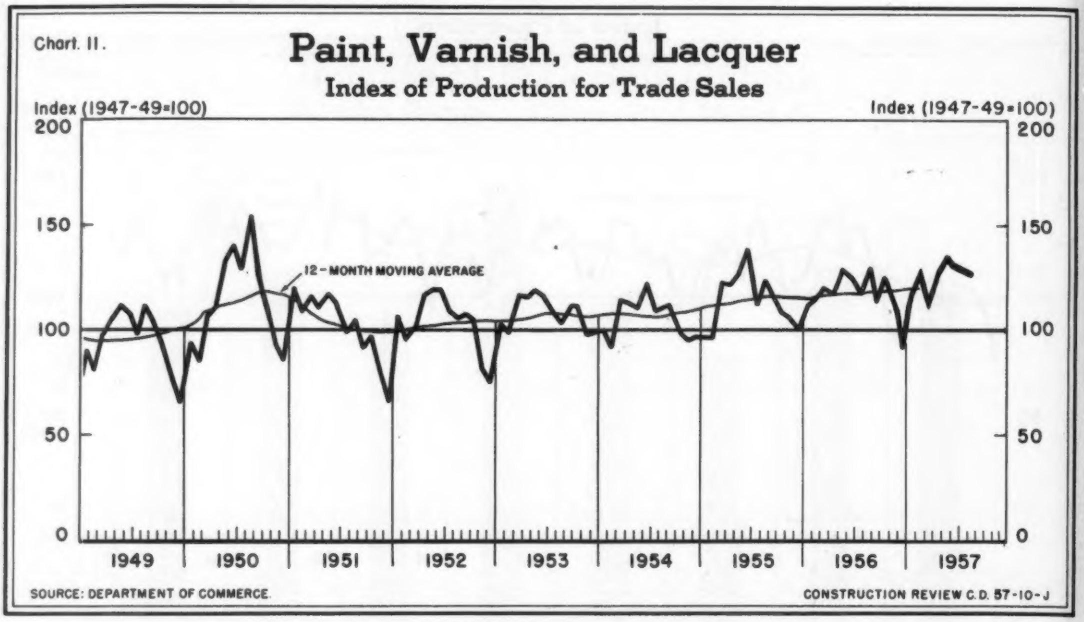


Table F-3: Millwork Products, and Paint, Varnish, and Lacquer: Production

Period	Production (Thousands of units)				Production for trade sales (Thousands of gallons)
	Ponderosa pine doors	Hardwood doors	Sash	Exterior frames	Paint, varnish, & lacquer
1947-49 average	3,780	3,172	11,246	4,152	266,701
Year: 1954	2,285	5,940	11,054	5,791	284,458
1955	2,253	6,786	12,733	7,259	312,510
1956	2,035	6,404	10,551	5,679	312,543
12 months ending:					
May 1957	1,982	5,755	9,897	5,391	316,388
June 1957	1,983	5,728	9,969	5,430	317,712
July 1957	2,012	5,708	10,042	5,377	320,189
August 1957	1,996	5,687	9,896	5,313	319,412
1956: August	203	559	1,222	685	28,855
September	170	529	1,018	479	25,259
October	192	558	1,103	508	27,903
November	161	513	799	352	24,407
December	137	410	616	245	20,282
1957: January	151	431	723	337	25,028
February	170	481	668	350	28,314
March	163	448	666	388	24,900
April	180	452	705	464	28,108
May	164	395	775	549	29,577
June	165	507	916	608	28,974
July	156	425	831	412	28,582
August	187	538	1,076	621	28,078
	Percent change				
August, 1956-57	- 8	- 4	-12	- 9	- 3
First 8 mos., 1956-57	- 3	-16	- 9	- 9	+ 3

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Wood Work Manufacturers Association (whose data on ponderosa pine and hardwood doors, sash and exterior frames are only from member firms, and are not adjusted to represent full coverage), and the Bureau of the Census.

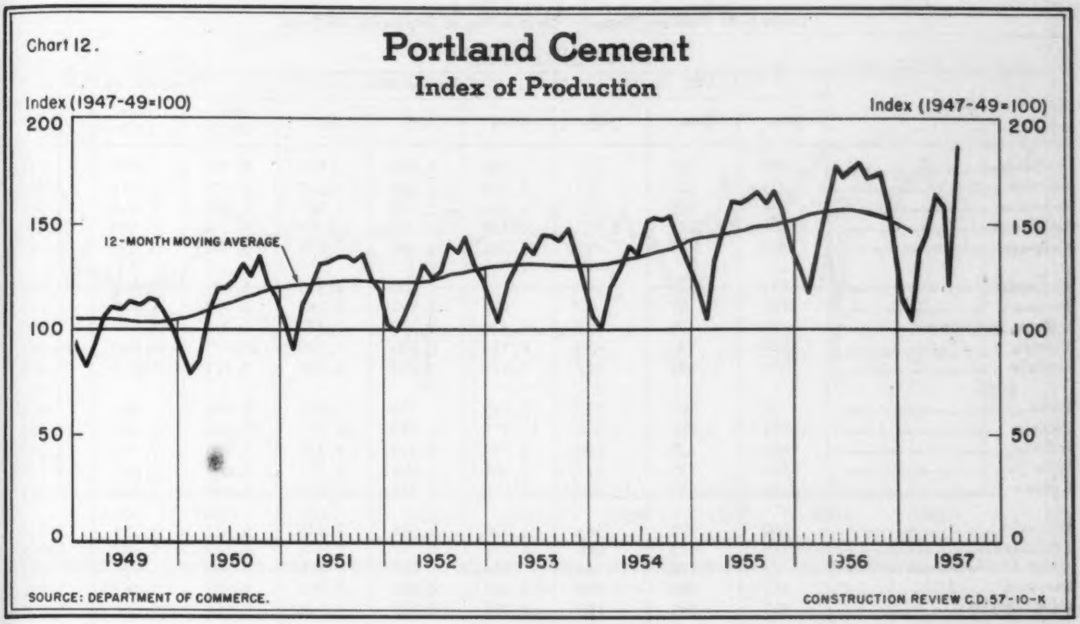


Chart 12. **Portland Cement**
Index of Production

Table F-4: Portland Cement, and Asphalt and Gypsum Products: Production, Shipments, and Stocks

Period	Production	Shipments	Stocks *	Shipments (Thousands of squares)				Shipments (Million square feet)	
	(Thousands of barrels)								
	Portland cement			Asphalt prepared roofing	Asphalt siding	Asphalt insulated brick siding	Asphalt and tar saturated felts	Gypsum board [1]	Gypsum lath [1]
1947-49 average	200,607	199,306	11,922	61,252	3,365	2,811	17,087	2,478	2,075
Year: 1954	271,277	274,096	16,731	59,104	1,412	2,303	35,754	4,217	2,484
1955	296,829	296,275	17,536	62,582	1,288	2,194	34,629	4,911	2,926
1956	316,465	311,571	22,412	57,590	1,208	2,055	29,774	4,814	2,647
12 months ending:									
May 1957	307,562	300,692	--	54,639	1,172	1,950	30,086		
June 1957	305,253	298,154	--	53,639	1,156	1,927	29,648	4,353	2,205
July 1957	296,042	292,383	--	53,431	1,138	1,903	29,760		
August 1957	297,393	294,508	--	53,348	1,124	1,854	30,708		
1956: August	30,055	33,607	17,406	6,000	115	244	2,775		
September	28,643	30,175	15,538	5,564	122	210	2,576	1,124	602
October	29,051	31,587	12,996	5,987	144	236	2,789		
November	25,874	22,906	15,975	3,898	121	143	2,275	1,055	530
December	24,429	17,990	22,412	2,165	66	72	1,689		
1957: January	19,320	11,927	29,833	3,895	103	84	2,609		
February	17,827	15,274	32,381	4,142	91	117	2,648	1,047	497
March	22,642	20,757	34,267	3,342	74	123	2,246		
April	23,967	23,351	34,893	4,449	80	142	2,617		
May	27,485	29,203	33,175	3,998	65	175	2,273	1,130	577
June	26,462	29,758	29,885	4,558	76	174	2,341		
July	20,287	25,827	24,345	5,433	81	183	2,922		
August	31,406	35,732	20,019	5,917	101	195	3,723		
	Percent change								
August, 1956-57	+ 4	+ 6	+15	- 1	-12	-20	+34	--	--
First 8 mos., 1956-57	- 9	- 8	--	-11	-11	-14	+ 5	--	--

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Department of Interior (Bureau of Mines), and the Bureau of the Census.
* As of end of period.
[1] Data reported on quarterly basis.

Table F-5: Portland Cement: Destination of Shipments, by State

(Thousands of barrels)

State	1957			Calendar year			12 months ending--		
	May	June	July	1954	1955	1956	May 1957	June 1957	July 1957
Alabama	469	451	255	3,943	3,949	4,935	4,907	4,919	4,771
Arizona	231	221	222	2,215	2,337	2,621	2,676	2,641	2,636
Arkansas	159	166	227	1,894	2,519	1,841	1,690	1,660	1,698
California	2,873	2,812	2,917	28,528	31,553	35,854	34,244	33,938	33,676
Colorado	361	446	475	3,285	3,486	3,703	3,598	3,650	3,717
Connecticut	610	655	107	3,258	3,380	4,325	4,820	4,985	4,675
Delaware	103	87	37	910	1,097	1,086	1,039	1,010	937
District of Columbia	75	121	59	1,324	1,395	1,327	1,294	1,256	1,206
Florida	968	773	476	8,354	8,997	9,499	10,277	10,340	10,094
Georgia	509	491	267	4,441	5,198	5,381	5,225	5,262	5,069
Idaho	94	97	131	1,215	923	1,074	1,019	988	994
Illinois	1,531	1,782	1,543	14,973	14,670	16,719	15,534	15,468	15,073
Indiana	681	729	700	6,724	8,073	9,181	7,986	7,570	7,257
Iowa	633	735	817	5,863	5,883	6,774	6,063	5,877	5,747
Kansas	424	523	487	6,576	7,248	6,963	5,748	5,507	5,401
Kentucky	360	375	383	3,026	3,636	3,509	3,317	3,285	3,342
Louisiana	715	633	699	6,292	7,347	8,303	8,123	7,987	7,961
Maine	92	136	14	857	961	978	958	937	802
Maryland	562	586	328	4,447	4,882	5,764	5,520	5,462	5,281
Massachusetts	597	545	109	4,180	5,239	5,848	5,710	5,601	5,090
Michigan	1,577	1,707	1,789	13,076	13,991	16,215	15,383	15,125	14,962
Minnesota	617	666	790	5,500	5,838	5,515	5,080	5,101	5,149
Mississippi	171	209	196	1,732	1,972	1,977	1,936	1,950	1,955
Missouri	611	755	652	7,556	7,824	7,646	6,962	6,907	6,844
Montana	149	157	174	1,019	951	1,405	1,434	1,423	1,428
Nebraska	243	259	343	3,724	3,485	3,352	2,955	2,793	2,733
Nevada	60	45	49	842	737	616	578	566	557
New Hampshire	71	71	10	827	1,147	926	847	764	625
New Jersey	912	833	201	9,164	9,337	9,428	9,180	9,062	8,341
New Mexico	190	204	208	2,111	1,996	2,086	2,095	2,103	2,101
New York	2,372	2,321	669	20,290	19,399	20,400	20,802	20,805	19,265
North Carolina	462	426	379	4,009	4,414	4,384	4,486	4,499	4,452
North Dakota	117	185	449	1,161	1,150	1,294	1,137	1,172	1,428
Ohio	1,794	1,782	2,220	16,003	17,320	17,554	17,290	17,294	17,521
Oklahoma	372	455	531	4,364	4,785	4,815	4,501	4,558	4,724
Oregon	226	245	287	2,081	2,398	2,565	2,537	2,533	2,560
Pennsylvania	1,603	1,551	954	15,108	16,077	15,445	15,517	15,344	14,649
Rhode Island	79	99	18	685	822	819	776	787	711
South Carolina	195	178	115	1,993	2,461	2,359	2,196	2,163	2,076
South Dakota	121	129	153	1,116	1,221	1,374	1,361	1,302	1,263
Tennessee	434	422	362	4,683	5,088	4,843	4,589	4,601	4,543
Texas	1,682	1,653	1,936	19,081	20,781	20,953	19,717	19,531	19,665
Utah	181	187	187	1,508	1,835	2,010	1,946	1,924	1,934
Vermont	32	41	8	242	294	334	346	340	304
Virginia	599	573	451	4,474	4,801	5,419	5,508	5,511	5,425
Washington	498	501	583	5,684	5,656	4,677	4,601	4,643	4,716
West Virginia	226	222	232	2,379	2,053	1,937	2,054	2,065	2,098
Wisconsin	712	765	855	5,840	5,977	6,768	6,403	6,363	6,391
Wyoming	66	78	78	585	578	655	631	634	642

Source: Table compiled by Department of Commerce from data reported by Department of Interior (Bureau of Mines).

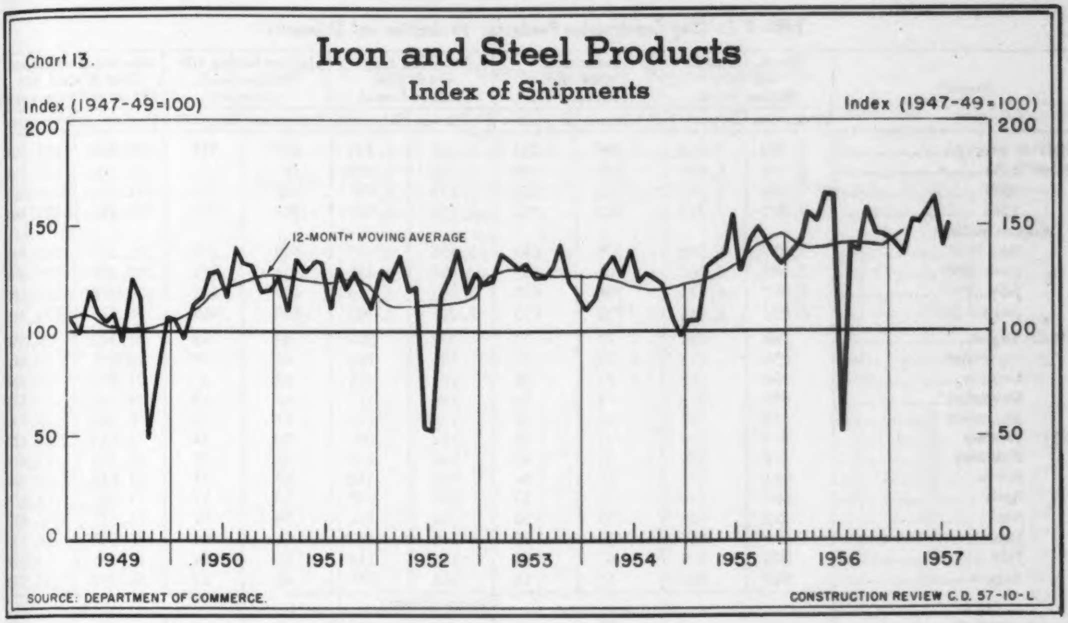


Table F-6: Iron and Steel Products: Shipments, Bookings, and Backlog

(Thousands of tons)

Period	Shipments									Shipments	Bookings	Backlog [1]
	Line pipe	Concrete reinforcing bars	Galvanized sheets	Nails	Piling	Rails	Cast-iron pipe: Pressure	Cast-iron pipe: Soil	Rigid steel conduit	Fabricated structural steel		
1947-49 average	1,975	1,523	1,669	797	309	2,167	1,075	604	226	2,248	2,105	--
Year: 1954	2,595	1,751	2,363	567	388	1,196	1,376	744	227	3,136	2,510	743
1955	3,083	2,163	2,865	651	391	1,233	1,682	869	280	2,981	3,693	1,029
1956	3,377	2,518	2,958	559	433	1,300	1,745	817	359	3,205	4,012	1,313
12 months ending:												
May 1957	3,653	2,590	2,639	500	510	1,343	1,594	767	350	3,255	3,678	--
June 1957	3,691	2,548	2,599	487	521	1,363	1,555	764	342	3,299	3,561	--
July 1957	(2)	(2)	(2)	(2)	(2)	(2)	1,517	758	352	3,438	3,476	--
August 1957	4,133	2,670	2,677	501	589	1,504	1,475	751	355	3,558	3,375	--
1956: August	[2]286	[2]238	[2]276	[2]54	[2]33	[2]67	180	80	28	213	268	1,191
September	241	234	257	55	45	128	151	66	24	241	246	1,226
October	333	250	279	52	47	131	171	71	27	288	291	1,239
November	322	250	255	36	47	118	116	60	27	276	339	1,267
December	331	240	239	29	49	131	92	54	27	298	404	1,313
1957: January	361	224	236	42	41	133	101	57	27	262	298	1,332
February	304	235	205	35	51	117	89	48	28	278	266	1,321
March	370	240	207	42	54	132	108	59	33	305	289	1,289
April	381	216	199	40	56	136	129	63	22	314	360	1,311
May	392	188	207	43	46	144	142	69	25	330	292	1,350
June	370	233	239	59	52	126	131	71	38	329	220	1,277
July	352	172	167	31	52	115	107	60	46	304	203	1,335
August	376	188	187	37	49	93	138	73	31	333	167	1,282
	Percent change											
August, 1956-57	--	--	--	--	--	--	−23	− 9	+11	+56	−38	+ 8
First 8 mos., 1956-57	+35	+10	−15	−15	+64	+26	−22	−12	− 1	+17	−23	--

Source: Table compiled by the Department of Commerce (BDSA) from data reported by the American Iron and Steel Institute, the National Electric Manufacturers Association, the American Institute of Steel Construction, and the Bureau of the Census. [1] Scheduled for fabrication in the next 4 months. [2] The figures given here for August 1956 were reported as July-August totals by the American Iron and Steel Institute because the steel industry was shut down by work stoppages in effect during July 1956.

Table F-7: Clay Construction Products: Production and Shipments

Period	Brick, common and face (*Million brick*)		Structural clay tile (*Thousand tons*)		Vitrified clay sewer pipe (*Thousand tons*)		Hollow facing tile (*Million brick equivalent*)		Glazed & unglazed floor & wall tile (*Thousand square feet*)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1947-49 average	5,504	5,324	1,286	1,231	1,451	1,375	357	341	104,800	101,088
Year: 1954	6,720	6,657	981	908	1,763	1,703	481	464	177,988	176,253
1955	7,790	7,643	935	929	2,112	2,056	540	528	233,001	232,802
1956	7,975	7,295	862	750	2,154	2,039	576	535	245,996	227,369
12 months ending:										
May 1957	7,217	6,688	775	690	2,126	1,907	509	479	215,231	202,305
June 1957	7,090	6,566	766	681	2,096	1,858	503	474	209,179	198,804
July 1957	6,977	6,501	756	675	2,065	1,816	497	471	204,575	195,304
August 1957	6,852	6,434	733	655	2,017	1,781	493	466	200,220	192,243
1956: August	746	699	77	71	209	206	49	48	21,312	20,564
September	658	622	72	62	191	186	46	42	18,901	17,844
October	704	655	71	68	211	205	48	47	21,431	18,904
November	639	563	71	58	198	157	42	39	18,943	17,530
December	536	433	62	51	180	120	41	33	16,308	13,936
1957: January	459	329	57	48	164	107	38	34	15,449	14,422
February	420	388	53	46	146	110	36	33	13,726	12,602
March	491	476	61	54	152	132	33	34	14,810	15,048
April	561	548	55	50	151	138	38	37	15,663	15,873
May	592	613	57	54	160	151	39	39	16,517	16,485
June	577	567	58	56	150	152	41	41	16,050	16,157
July	593	609	62	58	154	154	45	44	15,465	15,939
August	622	632	54	51	161	171	45	43	16,957	17,503
	Percent change									
August, 1956-57	−17	−10	−30	−28	−23	−17	− 9	−10	−20	−15
First 8 mos., 1956-57	−21	−17	−22	−19	−10	−19	−21	−18	−27	−22

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census.

Table F-8: Clay Construction Products: Production and Shipments, by Census Region[1]

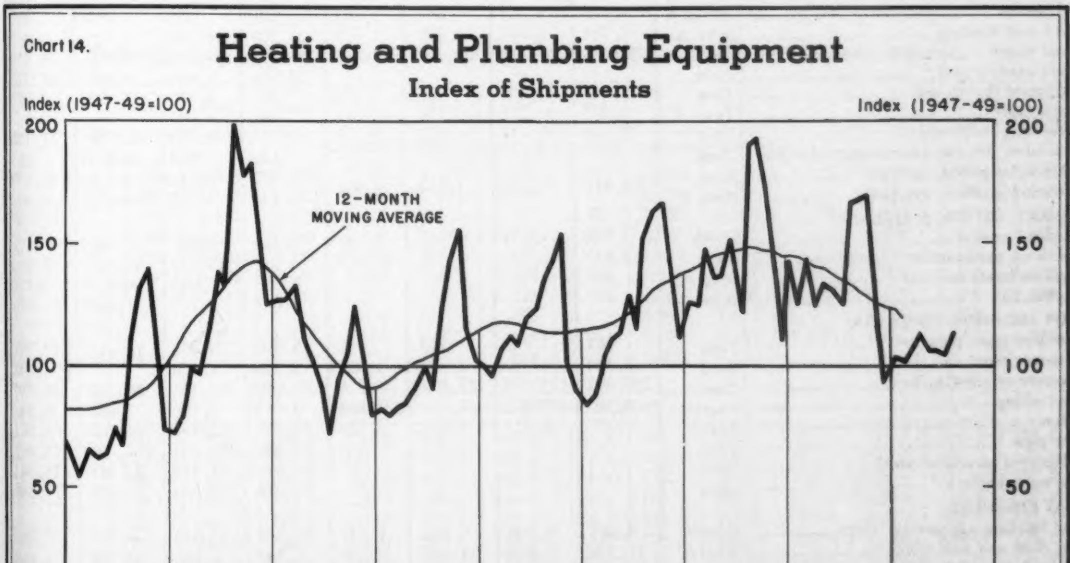
Census region	PRODUCTION 1957			SHIPMENTS 1957		
	Aug.	July	June	Aug.	July	June
	Brick, common and face (*thousands*)					
U. S. TOTAL	**621,796**	**593,044**	**577,448**	**631,724**	**609,478**	**567,339**
New England	14,621	15,346	17,853	13,794	13,707	12,525
Middle Atlantic	94,677	84,313	96,558	102,537	95,622	101,579
East North Central	139,990	127,802	128,526	146,748	141,329	128,186
West North Central	31,301	31,493	30,617	33,136	31,150	29,753
South Atlantic	40,828	136,872	128,377	143,074	139,887	126,972
East South Central	64,456	64,717	57,363	68,848	64,416	56,654
West South Central	66,431	65,562	56,215	69,839	67,921	55,895
Mountain	28,359	27,486	26,188	27,841	26,082	28,424
Pacific	41,133	39,453	35,751	25,907	29,364	27,351
	Structural clay tile (*tons*)					
U. S. TOTAL	**54,320**	**62,183**	**58,258**	**50,904**	**57,873**	**56,386**
Middle Atlantic	6,851	7,717	6,274	7,336	7,607	8,194
East North Central	5,243	6,141	6,223	4,388	5,533	5,831
West North Central	9,912	10,995	10,733	8,424	8,552	9,196
South Atlantic	9,254	12,838	12,483	8,926	12,536	12,082
East South Central	1,460	1,393	2,173	1,496	1,290	1,708
West South Central	19,723	20,250	18,684	18,186	20,091	17,434
Mountain & Pacific	1,877	2,849	1,688	2,148	2,264	1,941
	Vitrified clay sewer pipe (*tons*)					
U. S. TOTAL	**161,058**	**153,639**	**149,829**	**171,307**	**153,730**	**151,929**
Middle Atlantic	13,878	16,385	14,454	15,418	15,743	13,254
East North Central	65,780	58,727	57,513	73,557	63,590	61,264
West North Central	18,064	18,567	14,472	20,106	18,970	17,007
South Atlantic	12,829	9,227	15,315	12,531	9,296	14,684
E. & W. South Central	20,069	22,737	18,345	23,697	21,750	16,344
Mountain	4,518	4,338	4,038	3,724	3,841	3,936
Pacific	25,920	23,658	25,692	22,274	20,540	25,440

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. [1] Composition of regions, and nonfarm population distribution by region, are shown below table A-2. NOTE: Changes in the reporting sample used by the Bureau of the Census in arriving at national estimates make geographic data for the months prior to June 1957 not comparable with subsequent figures. Cumulative data and comparisons with the same month a year ago, as presented in previous issues of Construction Review, will not become available until late in 1958.

Table I-9: Heating and Plumbing Equipment: Shipments and Stocks

Period	Gas water heaters (Thousands of units)		C. I. convectors and radiators (Thousand square feet)		Warm air furnaces (Thousands of units)		Floor and wall furnaces (Thousands of units)		Residential oil burners [1] (Thousands of units)
	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments
1947-49 average	1,818	67	50,980	4,377	794	69	552	44	541
Year: 1954	2,445	103	28,941	5,434	1,152	130	610	74	516
1955 [2]	2,634	188	30,863	4,884	1,406	208	615	73	610
1956 [2]	2,712	134	29,567	3,810	1,355	218	492	70	532
12 months ending:									
May 1957 [2]	2,600	--	27,769	--	1,260	--	465	--	498
June 1957 [2]	2,565	--	28,244	--	1,233	--	458	--	486
July 1957 [2]	2,522	—	27,888	--	1,199	--	449	--	478
August 1957	2,486	--	26,761	--	1,143	--	438	--	459
1956: August [2]	242	88	3,250	5,977	171	251	50	78	59
September [2]	221	99	3,350	5,277	166	231	57	66	65
October [2]	230	90	4,034	4,263	143	225	63	62	72
November [2]	185	82	2,808	4,074	107	214	45	63	44
December [2]	156	90	1,905	3,878	76	218	29	70	28
1957: January	210	76	1,712	4,139	76	195	30	67	30
February	202	78	1,797	4,362	67	207	31	60	27
March	222	62	1,803	4,750	75	214	27	63	26
April	233	59	1,723	4,887	74	228	29	61	30
May	228	61	1,507	5,435	74	235	26	63	30
June	206	90	2,230	5,163	85	232	30	63	34
July	188	89	1,769	4,745	86	229	32	69	34
August	206	90	2,123	4,896	115	199	39	72	40
	Percent change								
August, 1956-57	-15	+ 2	-35	-18	-33	-21	-23	- 8	-31
First 8 mos., 1956-57	-12	--	-16	--	-25	--	-18	--	-23

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. * As of end of period.
[1] Sold separately. [2] Revised data.



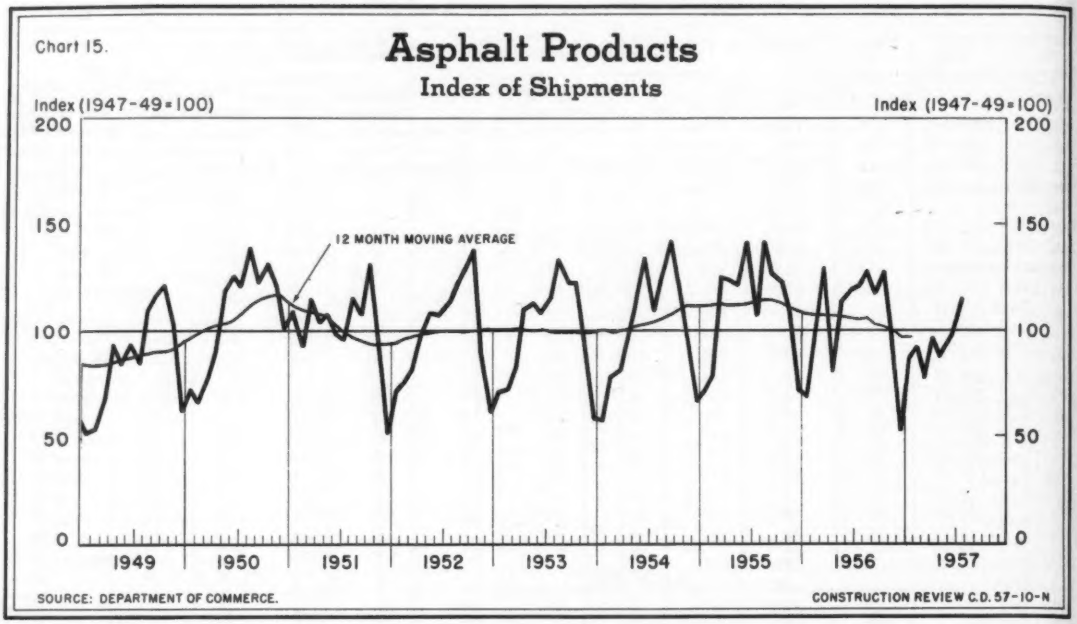


Table F-10: Imports and Exports of Selected Construction Materials

Item	Unit of quantity	IMPORTS				EXPORTS			
		Year		First 6 months		Year		First 6 months	
		1955	1956	1956	1957	1955	1956	1956	1957
LUMBER, MILLWORK, & WOOD PRODUCTS:									
Softwoods	*MM bd. ft.*	3,326	3,165	1,497	1,262	621	545	250	307
Hardwood flooring*	*M bd. ft.*	6,783	4,667	2,696	1,926	22,768	18,430	9,025	9,087
Wood doors	*Units*	250,070	209,911	125,229	65,422	36,687	44,559	n.s.i.	20,079
Wood window sash [1]	*Units*	--	--	--	--	20,084	14,641	n.s.i.	16,225
Wallboard (hardboard)	*Tons*	1,430	3,426	916	1,047	6,337	6,735	3,475	3,163
Hardboard**	*Tons*	39,681	56,221	35,793	29,111	--	--	--	--
Insulating wallboard	*Tons*	7,518	10,170	6,570	3,854	19,777	22,423	10,298	11,138
Insulation, flexible, wood & vegetable fiber[1]	*Tons*	--	--	--	--	1,129	852	n.s.i.	297
Softwood plywood, interior [1]	*M sq. ft.*	8,811	10,173	3,334	8,464	3,977	5,618	n.s.i.	2,894
Softwood plywood, exterior [1]	*M sq. ft.*					4,144	9,127	n.s.i.	3,935
CEMENT, GYPSUM, & ASBESTOS:									
Portland cement	*M bbls.*	4,748	3,973	1,961	1,147	1,429	1,627	945	674
Asbestos construction materials	*Tons*	17,857	29,623	9,557	10,667	16,395	19,077	10,427	8,982
Gypsum board and lath [1]	*M sq. ft.*	--	--	--	--	8,687	7,027	n.s.i.	3,752
Asphalt tile [1]	*M sq. yds.*	--	--	--	--	2,683	1,977	1,045	920
IRON AND STEEL PRODUCTS:									
Cast-iron pipe, pressure	*Tons*	182	1,939	940	237	18,900	24,800	18,830	17,964
Cast-iron pipe, soil	*Tons*	8,349	5,339	2,569	3,081	5,250	6,005		4,142
Concrete reinforcing bars	*Tons*	156,968	173,028	87,409	99,225	73,968	97,301	58,242	59,797
Steel piling	*Tons*	5,365	32,615	11,711	23,658	9,612	9,496	7,006	6,544
Rails	*Tons*	6,278	7,437	1,982	2,719	57,650	68,046	16,769	61,111
Line pipe [1]	*Tons*	--	--	--	--	72,380	381,243	162,703	313,099
Fabricated structural steel [1]	*Tons*	--	--	--	--	87,690	84,315	42,485	135,641
Gas water heaters [1]	*Units*	--	--	--	--	30,436	32,524	16,676	17,595
CLAY PRODUCTS:									
Clay building and paving bricks	*M brick*	8,466	6,036	3,101	1,947	53,397	53,393	n.s.i.	16,400
Clay floor and wall tiles	*M sq. ft.*	16,258	23,841	14,286	7,308	6,749	6,186	2,790	2,354
Hollow building tile [1]	*Tons*	--	--	--	--	20,300	25,225	n.s.i.	7,605
Clay sewer pipe and drain tile [1]	*Tons*	--	--	--	--	7,610	9,034	n.s.i.	2,365

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. * Imports include only maple (except Japanese), birch, and beech. ** Exports data not available. n.s.i. Not separately identified for first 3 months. [1] Data for imports not available in same detail as for exports.

(NOTE: Table F-11, Plumbing Fixtures: Production, Shipments, and Stocks, is shown quarterly in the March, June, September, and December issues.)

Part G--Employment

Table G-1: Contract Construction: Employment by Type of Contractor

Period	All contractors	Building contractors		Special trades contractors					Nonbuilding contractors		
		All building contractors	General contractors	All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades	All nonbuilding	Highway and street	Other nonbuilding
	NUMBER OF EMPLOYEES (in thousands)										
Year: 1948	2,169.0	1,753.0	807.0	946.0	238.2	124.9	123.2	459.8	416.0	172.1	243.8
1949	2,165.0	1,736.0	779.0	957.0	241.7	123.4	122.1	469.5	428.0	178.1	250.3
1950	2,333.0	1,885.0	844.0	1,041.0	263.1	130.8	123.4	524.0	448.0	183.0	265.2
1951	2,603.0	2,109.0	957.6	1,151.7	286.9	155.7	140.5	568.7	493.0	201.3	291.9
1952	2,634.0	2,119.0	948.3	1,170.8	287.7	156.5	155.7	570.9	514.0	209.4	305.0
1953	2,622.0	2,109.0	934.0	1,175.1	288.9	148.1	159.7	578.4	513.0	214.9	297.8
1954	2,593.0	2,090.0	885.7	1,204.0	295.7	143.8	164.4	600.1	503.0	217.4	285.6
1955	2,759.0	2,243.0	922.6	1,320.8	317.0	162.3	168.4	673.1	516.0	232.4	284.0
1956	2,993.0	2,387.0	995.1	1,391.8	334.0	179.5	198.1	680.2	606.0	263.3	342.6
1956: Aug.	3,361.0	2,639.0	1,130.0	1,509.3	351.8	217.8	213.8	725.9	722.0	329.1	392.9
Sept.	3,342.0	2,627.0	1,116.5	1,510.9	355.2	214.0	221.2	720.5	715.0	324.2	391.2
Oct.	3,296.0	2,598.0	1,099.1	1,498.7	355.9	203.8	226.4	712.6	698.0	309.7	388.5
Nov.	3,174.0	2,527.0	1,054.7	1,472.5	351.1	192.0	226.4	703.0	647.0	274.1	372.8
Dec.	2,997.0	2,417.0	1,001.6	1,415.5	345.7	176.4	228.7	664.7	580.0	233.3	346.9
1957: Jan.	2,667.0	2,165.0	885.7	1,279.5	335.1	151.5	223.2	569.7	502.0	191.5	310.4
Feb.	2,673.0	2,177.0	878.2	1,298.5	331.5	148.9	221.0	597.1	496.0	184.9	310.6
Mar.	2,756.0	2,242.0	898.7	1,343.3	331.8	159.0	219.5	633.0	514.0	199.9	314.1
Apr.	2,906.0	2,334.0	944.6	1,389.5	334.6	176.5	218.2	660.2	572.0	237.3	334.7
May	3,082.0	2,419.0	977.5	1,441.1	333.7	190.5	223.5	693.4	663.0	296.2	366.8
June	3,232.0	2,518.0	1,005.5	1,512.5	342.7	205.2	237.2	727.4	714.0	321.5	392.0
July	3,275.0	2,547.0	1,039.8	1,507.1	332.6	226.5	241.2	706.8	728.0	331.0	397.4
Aug.	3,296.0	2,554.0	1,025.4	1,528.6	344.0	226.5	244.0	714.1	742.0	340.5	401.7
Sept.	*3,248.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
	Percent change										
July-Aug., 1957	+0.6	+0.3	-1.4	+1.4	+3.4	0	+1.2	+1.0	+1.9	+2.9	+1.1
Aug., 1956-57	-1.9	-3.2	-9.3	+1.3	-2.2	+4.0	+14.1	-1.6	+2.8	+3.5	+2.2

Source: Department of Labor.

* Percent change: Aug.-Sept. 1957, -1.5; Sept. 1956-57, -2.8.

[1] Not yet available.

Table G-2: Contract Construction: Number of Employees and Indexes of Employment (Seasonally Adjusted)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
	NUMBER OF EMPLOYEES (in thousands, seasonally adjusted)												
1948	2,120	2,015	2,065	2,105	2,136	2,184	2,199	2,212	2,220	2,229	2,249	2,251	2,169
1949	2,222	2,171	2,146	2,128	2,124	2,130	2,157	2,176	2,197	2,192	2,190	2,141	2,165
1950	2,119	2,101	2,105	2,173	2,236	2,337	2,405	2,451	2,473	2,502	2,517	2,471	2,333
1951	2,526	2,521	2,569	2,593	2,596	2,613	2,633	2,641	2,630	2,653	2,606	2,620	2,603
1952	2,599	2,624	2,588	2,586	2,597	2,645	2,658	2,672	2,682	2,648	2,650	2,632	2,634
1953	2,647	2,669	2,653	2,638	2,613	2,598	2,588	2,596	2,612	2,632	2,623	2,626	2,622
1954	2,533	2,583	2,600	2,614	2,603	2,599	2,591	2,594	2,586	2,584	2,618	2,615	2,593
1955	2,624	2,618	2,703	2,759	2,813	2,823	2,829	2,813	2,810	2,777	2,760	2,750	2,759
1956	2,768	2,802	2,834	2,902	2,985	3,113	3,043	3,083	3,080	3,080	3,067	3,074	2,993
1957	2,963	3,020	3,062	3,059	3,097	3,108	3,061	3,024	2,994				
	INDEXES (1947-49=100) OF EMPLOYMENT (seasonally adjusted)[1]												
1948	100.7	95.7	98.1	100.0	101.5	103.8	104.5	105.1	105.5	105.9	106.8	106.9	103.0
1949	105.6	103.1	101.9	101.1	100.9	101.2	102.5	103.4	104.4	104.1	104.0	101.7	102.9
1950	100.7	99.8	100.0	103.2	106.2	111.0	114.3	116.4	117.5	118.9	119.6	117.4	110.8
1951	120.0	119.8	122.0	123.2	123.3	124.1	125.1	125.5	124.9	126.0	123.8	124.5	123.7
1952	123.5	124.7	122.9	122.9	123.4	125.7	126.3	126.9	127.4	125.8	125.9	125.0	125.1
1953	125.7	126.8	126.0	125.3	124.1	123.4	122.9	123.3	124.1	125.0	124.6	124.8	124.6
1954	120.3	122.7	123.5	124.2	123.7	123.5	123.1	123.2	122.9	122.8	124.4	124.2	123.2
1955	124.7	124.4	128.4	131.1	133.6	134.1	134.4	133.6	133.5	131.9	131.1	130.6	131.1
1956	131.5	133.1	134.6	137.9	141.8	147.9	144.6	146.5	146.3	146.3	145.7	146.0	142.2
1957	140.8	143.5	145.5	145.3	147.1	147.6	145.4	143.7	142.2				

Source: Department of Labor.

[1] Indexes for months before January 1953 are based on seasonally adjusted employment data derived by the Federal Reserve Board.

Table G-3: Contract Construction: Employment, by State

State	Number of employees *(in thousands)*											Percent change, Aug. 1956-57
	1957								1954	1955	1956	
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Aug.	Aug.	Aug.	
Alabama	41.2	41.2	41.1	41.6	42.3	43.4	42.5	42.4	32.3	36.5	41.6	+ 2
Arizona	20.0	20.1	20.0	19.3	19.1	19.4	20.1	20.8	17.8	18.7	20.4	+ 2
Arkansas	13.3	13.5	14.3	15.0	17.0	18.3	20.8	21.5	17.1	17.5	18.0	+19
California	271.3	272.2	268.7	272.5	277.5	284.5	266.4	261.8	258.8	286.7	299.9	-13
Colorado	29.7	28.0	27.5	26.0	27.8	31.3	33.2	34.6	29.0	34.2	36.5	- 5
Connecticut[1]	42.3	42.8	43.5	45.7	49.9	52.5	53.1	55.1	45.2	48.7	53.8	+ 2
Delaware[2]	13.2	12.0	12.0	12.7	12.6	12.4	11.9	12.5	11.7	13.8	20.1	-38
District of Columbia	16.7	16.9	17.3	17.7	18.1	17.8	18.0	18.2	18.0	17.7	18.2	0
Florida	113.0	109.3	107.9	107.9	108.9	111.8	114.1	117.9	86.0	102.9	115.9	+ 2
Georgia	50.0	50.1	50.7	54.2	55.2	58.3	59.1	60.6	46.1	54.1	57.5	+ 5
Idaho	7.1	6.6	7.1	8.2	9.0	9.9	10.7	9.6	10.7	10.9	10.8	-11
Illinois	167.2	173.1	181.6	193.4	203.8	213.2	218.8	220.5	180.0	188.9	206.1	+ 7
Indiana	57.1	58.5	61.7	63.3	68.3	69.8	73.9	75.4	63.7	78.9	82.7	- 9
Iowa	29.9	30.1	31.6	34.6	37.0	41.3	42.8	42.0	42.4	42.1	45.6	- 8
Kansas	29.6	30.4	32.3	33.0	34.1	35.8	(3)	(3)	40.8	44.9	41.9	--
Kentucky[3]	--	--	--	--	--	--	--	--	--	--	--	--
Louisiana	67.1	65.1	66.8	69.0	66.6	69.5	72.0	72.6	55.6	54.2	62.4	+16
Maine	10.7	10.0	9.8	10.6	13.1	14.7	15.0	14.7	16.7	16.2	15.9	- 8
Maryland	60.2	60.6	63.0	56.8	62.3	70.1	72.5	72.2	60.7	69.4	77.7	- 7
Massachusetts	66.5	65.8	68.7	78.9	84.7	87.7	89.9	91.0	76.6	87.0	92.2	- 1
Michigan	101.3	102.0	103.7	106.3	113.1	112.2	115.2	117.0	132.0	130.0	133.4	-12
Minnesota	43.0	43.2	43.4	47.5	56.9	61.3	67.1	69.2	65.4	73.0	69.9	- 1
Mississippi	14.8	13.9	13.7	14.4	15.9	15.9	16.5	17.5	17.3	20.4	18.2	- 4
Missouri	63.6	65.6	68.2	67.1	67.8	69.3	72.2	74.0	74.2	81.8	77.6	- 5
Montana	8.7	8.4	8.7	10.7	13.5	14.4	15.1	15.1	14.1	13.2	15.1	0
Nebraska	16.4	16.8	18.2	19.1	19.7	21.4	22.2	21.8	25.9	26.2	23.8	- 8
Nevada[4]	6.1	6.3	7.1	7.4	8.5	8.4	8.2	8.1	10.0	10.0	7.9	+ 3
New Hampshire[4]	7.3	6.9	7.3	7.9	9.1	10.0	10.5	10.5	10.3	11.8	11.0	- 5
New Jersey	94.7	92.8	98.7	107.7	108.8	108.9	112.6	112.5	103.1	110.3	115.3	- 2
New Mexico	14.8	14.5	15.3	16.1	15.4	15.9	16.0	15.6	14.7	15.7	15.5	+ 1
New York	221.4	221.6	234.3	249.7	265.8	275.1	276.1	277.4	253.1	263.7	277.7	(5)
North Carolina	53.4	50.9	51.6	52.9	54.3	55.5	56.1	55.3	51.6	56.5	60.4	- 8
North Dakota	6.1	5.6	5.7	7.9	10.8	12.5	13.7	14.1	15.2	11.8	13.0	+ 8
Ohio	140.6	147.3	154.3	160.6	173.3	179.9	187.9	194.4	187.3	187.3	176.8	+10
Oklahoma	33.0	34.1	34.8	35.2	36.3	37.6	38.9	39.7	33.8	37.4	36.6	+ 8
Oregon	21.2	21.3	20.9	22.5	24.0	25.4	27.2	28.0	26.5	27.6	28.7	- 2
Pennsylvania	145.4	147.2	156.0	168.2	178.1	184.5	184.2	188.0	190.9	199.0	203.9	- 8
Rhode Island	13.5	14.7	16.2	19.1	17.4	19.2	20.0	19.3	16.1	18.3	19.0	+ 2
South Carolina	26.3	26.8	27.5	28.7	28.5	28.6	28.9	28.9	37.2	31.7	30.3	- 5
South Dakota	7.0	6.7	7.2	8.7	9.8	11.5	11.7	(3)	12.2	12.0	12.9	--
Tennessee	37.3	37.6	38.5	39.9	41.6	42.2	(3)	(3)	59.3	49.0	47.5	--
Texas	162.5	163.8	163.4	161.4	160.5	169.3	174.5	175.7	156.6	167.2	169.5	+ 4
Utah	12.7	12.6	13.6	15.4	16.8	18.1	19.2	19.9	13.9	18.0	19.4	+ 3
Vermont	3.5	3.5	3.6	4.0	4.8	5.5	5.6	5.7	5.2	5.4	5.8	- 2
Virginia	68.7	70.1	72.9	77.0	80.8	82.2	84.2	84.3	60.1	65.8	74.5	+13
Washington	40.0	37.5	40.2	42.8	44.2	45.2	46.8	48.4	54.1	53.6	49.0	- 1
West Virginia	20.2	21.7	24.1	24.6	25.8	26.8	27.9	28.9	21.4	22.9	26.8	+ 8
Wisconsin	49.5	50.2	50.0	52.4	57.5	58.7	64.2	65.5	57.2	65.3	67.4	- 3
Wyoming[4]	4.8	4.8	5.6	5.9	6.6	8.1	8.7	8.7	7.9	8.7	9.2	- 5

Source: Department of Labor. [1] Includes a small number of employees in mining. [2] Data revised from January 1955. [3] Not available. [4] Data revised from January 1956. [5] Change of less than one-half of 1 percent. NOTE: Revised statistics for months not shown here are available on request.

Table G-4: Contract Construction: Employment in Selected Areas

Area	Number of employees *(in thousands)*											Percent change, Aug. 1956-57
	1957								1954	1955	1956	
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Aug.	Aug.	Aug.	
Albany-Schenectady-Troy, N.Y.	6.7	6.8	6.8	7.7	8.6	8.7	8.9	8.6	8.4	7.4	8.2	+ 5
Albuquerque, N. Mex.	4.4	4.5	4.6	5.0	4.9	5.2	5.3	5.3	5.0	5.3	4.8	+10
Atlanta, Ga.[1]	16.9	17.1	17.4	19.2	19.6	21.0	21.0	22.0	14.2	20.2	20.0	+10
Baltimore, Md.	39.4	39.7	41.2	34.2	38.0	42.8	44.3	44.2	37.9	42.8	48.1	− 8
Baton Rouge, La.	7.4	7.4	7.3	7.6	8.1	8.0	8.9	9.1	6.3	5.4	6.5	+40
Binghamton, N. Y.	2.0	1.9	2.0	2.3	3.0	3.3	3.3	3.2	3.2	3.3	3.5	− 9
Birmingham, Ala.	12.9	12.9	13.0	13.7	14.4	14.9	15.1	15.1	10.3	11.6	13.3	+14
Boise, Idaho	1.6	1.5	1.5	1.5	1.7	1.8	1.9	1.9	1.9	2.0	2.3	−17
Boston, Mass.	38.2	38.4	41.2	46.2	49.2	51.2	52.8	52.4	44.2	48.6	52.8	− 1
Bridgeport, Conn.[2]	5.2	5.1	5.5	5.9	6.4	6.7	7.2	7.2	6.0	6.2	6.7	+ 7
Buffalo, N. Y.	18.1	18.6	19.3	20.4	22.9	23.8	25.3	27.2	21.8	21.7	24.8	+10
Casper, Wyo.	1.1	1.2	1.2	1.2	1.4	1.6	1.7	1.9	1.4	1.3	1.8	+ 6
Charleston, S. C.	3.6	3.6	3.6	3.5	3.5	3.8	3.4	3.5	3.2	3.9	3.7	− 5
Charleston, W. Va.	4.0	4.3	4.7	4.8	5.1	5.4	5.3	5.5	5.8	4.1	4.9	+12
Charlotte, N. C.	8.4	7.9	8.0	8.3	8.7	9.0	9.3	9.1	7.1	8.8	9.1	0
Chattanooga, Tenn.	3.0	3.3	3.1	3.3	3.7	3.6	3.7	3.7	4.6	4.8	3.8	− 3
Chicago, Ill.	119.7	122.1	125.8	128.3	133.0	138.2	141.4	143.1	117.9	126.3	142.9	(3)
Denver, Colo.	18.6	18.5	18.2	17.3	17.5	20.4	21.2	22.2	18.6	20.9	23.0	− 3
Des Moines, Iowa	4.2	4.1	4.7	4.9	5.1	5.8	6.0	5.9	5.9	5.6	6.4	− 8
Detroit, Mich.	57.7	58.4	59.3	60.6	64.3	64.6	65.2	66.3	73.9	74.4	73.6	−10
Duluth, Minn.	2.6	2.8	3.0	3.0	3.4	3.6	3.7	3.8	2.7	2.7	3.3	+15
Evansville, Ind.[4]	3.8	3.9	4.0	4.1	4.2	4.4	4.2	4.3	4.0	4.3	4.7	− 9
Fargo, N. D.	1.7	1.5	1.6	1.7	2.3	2.7	3.1	3.3	2.4	2.6	2.5	+32
Fort Wayne, Ind.	2.7	2.7	2.9	2.8	3.1	3.3	3.4	3.3	3.6	4.2	3.9	−15
Great Falls, Mont.	1.1	1.1	1.2	1.6	2.3	2.4	2.3	2.4	1.7	2.0	2.1	+14
Harrisburg, Pa.	5.7	5.7	6.3	6.8	7.2	7.7	8.1	8.8	8.0	8.4	8.6	+ 2
Hartford, Conn.[2]	9.4	9.1	9.2	9.9	10.8	11.7	11.7	12.7	10.2	10.8	11.5	+10
Indianapolis, Ind.	12.7	12.2	12.7	12.9	13.2	13.4	14.4	14.5	13.4	15.4	14.8	− 2
Jackson, Miss.	3.6	3.5	3.5	3.8	4.0	4.1	4.3	4.3	(5)	5.0	4.2	+ 2
Jacksonville, Fla.	9.4	9.2	9.2	9.2	9.2	9.1	9.4	9.8	10.5	9.4	10.0	− 2
Kansas City, Mo.	17.3	18.2	17.9	17.2	16.4	15.8	(5)	(5)	22.4	21.3	20.3	--
Knoxville, Tenn.	7.2	6.9	7.0	6.7	6.6	6.7	6.4	6.4	16.5	9.1	7.3	−12
Lewiston, Maine	1.0	.9	.9	1.0	1.0	1.1	1.1	1.1	1.5	1.5	1.5	−27
Little Rock-N. Little Rock, Ark.	3.7	3.4	3.6	3.8	4.2	4.6	5.7	6.1	5.2	6.0	5.9	+ 3
Los Angeles, Calif.	123.2	124.9	125.5	122.5	123.3	126.7	107.9	104.6	119.3	135.7	135.5	−23
Louisville, Ky.	12.2	12.5	13.1	13.2	15.4	16.0	15.9	(5)	16.8	17.9	16.8	--
Manchester, N. H.[6]	1.5	1.4	1.6	1.8	2.0	2.1	2.3	2.3	1.9	2.5	2.4	− 4
Memphis, Tenn.	7.4	7.5	7.4	7.9	8.3	8.8	9.5	9.5	11.1	11.5	9.6	− 1
Miami, Fla.	24.5	22.9	22.9	23.5	23.9	24.8	24.8	25.8	22.7	27.0	26.9	− 4
Milwaukee, Wis.[7]	21.2	21.4	21.1	22.0	22.9	23.7	25.4	25.9	19.8	23.4	26.1	− 1
Minneapolis-St. Paul, Minn.	22.1	22.2	22.2	24.1	27.4	29.0	29.9	30.6	30.2	31.8	30.8	− 1
Mobile, Ala.	4.9	4.8	4.9	4.9	5.0	5.0	5.1	5.1	1.8	5.3	5.1	0
Nashville, Tenn.	6.0	6.0	6.3	6.6	6.7	6.6	6.8	7.1	7.5	7.8	7.2	− 1
New Bedford, Mass.	1.1	1.2	1.1	1.2	1.3	1.4	1.5	1.5	1.6	1.7	1.6	− 6
New Britain, Conn.[2]	1.2	1.2	1.3	1.4	1.4	1.5	1.6	1.7	1.3	1.4	1.6	+ 6
New Haven, Conn.[2]	7.2	7.2	7.3	7.8	8.2	8.7	9.2	9.4	6.6	7.2	8.3	+13
New Orleans, La.	16.4	20.9	20.3	20.3	20.2	20.0	20.1	20.2	22.0	17.9	16.2	+25
New York-Northeastern N. Jersey.	207.3	203.2	216.2	231.6	241.2	242.6	235.7	236.5	226.3	241.5	251.5	− 6
Newark-Jersey City, N. J.	31.9	30.2	31.4	34.5	34.5	34.6	35.1	35.4	34.0	37.0	39.5	−10
Paterson, N. J.	23.7	23.1	24.0	26.0	27.7	27.8	28.2	28.1	26.8	27.8	28.7	− 2
Perth Amboy, N. J.	8.2	7.5	8.4	8.6	8.4	8.4	8.5	8.3	7.4	9.1	10.1	−18
Nassau-Suffolk Counties, N. Y.	22.6	22.0	25.0	27.0	29.1	29.4	27.4	27.3	30.0	33.0	32.9	−17
New York, N. Y.	104.4	104.8	111.2	116.5	120.2	121.4	116.4	118.0	108.9	112.0	116.7	+ 1
Westchester County, N. Y.	15.0	14.5	14.9	16.9	19.1	18.8	18.1	17.4	16.9	19.7	21.1	−18

See footnotes at end of table.

Table G-4: Contract Construction: Employment in Selected Areas--Continued

Area	Number of employees (*in thousands*)											Percent change, Aug. 1956-57
	1957								1954	1955	1956	
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Aug.	Aug.	Aug.	
Norfolk-Portsmouth, Va.	12.4	12.6	12.8	13.7	14.6	14.7	15.4	15.3	12.3	11.4	13.0	+18
Oklahoma City, Okla.	9.3	9.5	9.7	9.7	9.8	10.0	10.4	10.3	10.0	11.2	10.7	-4
Omaha, Nebr.	7.2	7.2	7.6	8.0	8.2	8.6	9.0	8.9	9.3	9.8	10.1	-12
Peoria, Ill.	3.7	4.3	4.7	4.7	4.6	4.9	5.2	5.0	4.9	5.9	5.3	-6
Phoenix, Ariz.	10.7	10.7	10.7	9.7	9.5	9.5	9.9	9.9	8.6	9.2	10.3	-4
Pittsburgh, Pa.	42.1	44.5	47.2	49.7	52.4	56.0	54.2	56.8	37.1	45.9	49.7	+14
Portland, Maine	3.3	3.2	3.3	3.3	3.7	3.8	3.8	3.7	4.2	4.3	4.6	-20
Portland, Oreg.	12.4	12.6	12.6	13.4	13.8	14.8	15.0	15.2	14.3	15.9	15.7	-3
Providence, R. I.	12.0	13.0	14.3	17.0	15.4	17.0	17.7	17.1	14.3	16.2	16.9	+1
Racine, Wis.	1.8	1.8	2.0	2.1	2.3	2.4	2.4	2.4	2.1	2.2	2.4	0
Reno, Nev.	2.1	2.2	2.3	2.4	2.5	2.3	2.4	2.4	2.3	2.7	2.4	0
Richmond, Va.	11.0	11.1	11.6	12.2	12.7	13.1	13.5	13.5	10.0	11.6	12.6	+7
Rochester, N. Y.	8.4	8.2	8.5	9.4	9.9	11.0	11.4	(5)	10.2	10.8	11.5	--
Rockford, Ill.[2]	3.5	3.5	3.5	3.9	3.9	4.4	4.6	(5)	3.9	4.4	4.7	--
Sacramento, Calif.	9.0	8.8	8.1	9.1	9.3	9.7	10.0	10.4	9.6	9.8	10.4	0
St. Louis, Mo.	36.3	36.8	39.4	39.5	41.2	43.0	42.4	42.7	44.4	48.1	44.2	-3
Salt Lake City, Utah	6.8	6.8	7.3	8.1	8.9	9.1	9.3	9.6	8.1	10.0	10.5	-9
San Diego, Calif.	14.2	14.5	14.4	14.0	14.0	13.8	12.9	12.5	11.9	13.6	14.4	-13
San Francisco-Oakland, Calif.	56.4	54.9	53.5	55.1	55.6	57.7	58.1	56.6	60.9	62.5	65.0	-13
San Jose, Calif.	9.8	9.4	9.1	9.8	9.8	10.2	10.5	11.0	10.0	10.9	11.8	-7
Savannah, Ga.	3.5	3.6	3.7	4.0	3.9	4.1	4.2	4.2	2.7	3.4	4.1	+2
Seattle, Wash.	14.2	14.0	14.8	15.9	16.8	17.0	17.8	18.0	13.5	16.3	16.7	+8
Sioux Falls, S. D.	1.0	1.0	1.0	1.3	1.4	1.7	1.8	(5)	(5)	2.3	2.0	--
South Bend, Ind.	2.6	2.6	2.7	2.9	3.2	3.3	3.3	3.3	3.2	4.4	3.7	-11
Spokane, Wash.	3.5	3.1	3.5	3.9	4.1	4.5	4.9	4.9	4.8	5.2	5.9	-17
Springfield-Holyoke, Mass.	6.2	5.6	6.1	6.7	7.4	7.6	7.9	7.8	6.8	8.2	8.8	-11
Stamford, Conn.[2]	4.1	4.1	4.1	4.2	4.8	5.0	5.1	5.1	3.5	4.2	4.7	+9
Syracuse, N. Y.	5.3	5.9	5.8	6.0	6.5	7.0	7.2	7.4	8.8	7.6	8.0	-8
Tacoma, Wash.	3.6	3.4	3.5	3.9	4.1	4.6	4.8	4.8	4.1	4.7	4.3	+12
Tampa-St. Petersburg, Fla.	17.2	17.7	18.0	17.6	17.5	17.7	17.8	17.9	13.2	16.0	16.8	+7
Topeka, Kans.	3.0	3.0	3.3	3.5	4.0	4.7	5.3	(5)	3.1	3.3	4.3	--
Trenton, N. J.	3.3	3.6	3.7	3.8	3.7	4.1	4.1	3.9	4.2	4.2	4.2	-7
Tucson, Ariz.	4.1	4.1	3.9	3.9	3.9	4.0	4.1	4.4	3.8	4.5	5.1	-14
Tulsa, Okla.	9.0	9.3	9.0	9.0	9.2	8.4	8.7	8.8	8.6	9.1	10.3	-15
Utica-Rome, N. Y.	2.4	2.4	2.5	3.0	3.6	4.2	5.0	5.5	3.9	3.8	3.5	+57
Washington, D. C.	37.7	38.1	39.4	40.3	41.3	40.8	41.1	40.8	40.9	44.4	44.3	-8
Waterbury, Conn.[2]	1.9	1.8	1.8	2.0	2.1	2.2	2.6	2.6	2.1	2.3	2.4	+8
Wheeling-Steubenville, W. Va.	4.9	5.5	5.9	6.3	6.3	6.5	6.9	(5)	5.2	5.1	5.5	--
Wichita, Kans.	6.7	6.7	7.1	7.1	7.6	7.9	8.1	(5)	8.4	9.0	8.5	--
Wilmington, Del.	11.4	10.5	10.4	10.8	10.7	10.5	10.1	10.5	(5)	11.4	17.6	-40
Worcester, Mass.	3.9	3.8	4.0	4.2	4.5	4.5	4.5	4.7	4.0	4.8	4.7	0

Source: Department of Labor. [1] Data from January 1956 not comparable with previous periods because area was redefined (and data correspondingly revised) to include not only Cobb, DeKalb, and Fulton Cos., but also Clayton Co. [2] Includes a small number of employees in mining. [3] Change of less than one-half of 1 percent. [4] Data from January 1955 not comparable with previous periods because area was redefined (and data correspondingly revised) to include not only Vanderburgh Co., Ind., but also Henderson Co., Ky. [5] Not available. [6] Data revised from January 1956. [7] Data from January 1956 not comparable with previous periods because area was redefined (and data correspondingly revised) to include not only Milwaukee Co., but also Waukeska Co. NOTE: Revised statistics for months not shown here are available upon request.

Table G-5: Contract Construction: Indexes of Aggregate Weekly Man-Hours

(1947-49=100)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
1948	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4	103.4
1949	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9	102.0
1950	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7	109.1
1951	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6	124.1
1952	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9	127.5
1953	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2	123.1
1954	95.5	102.8	106.4	113.5	120.3	128.0	131.4	134.0	128.6	128.6	123.3	114.4	118.9
1955	101.4	98.6	108.4	115.8	129.8	137.0	144.0	144.3	146.6	138.3	125.6	121.1	125.9
1956	108.1	108.5	109.2	124.0	137.4	154.3	154.6	161.1	160.7	157.7	144.2	135.9	138.0
1957	112.0	119.8	123.0	131.1	141.4	151.5	154.1	157.8	152.9				

Source: Department of Labor.

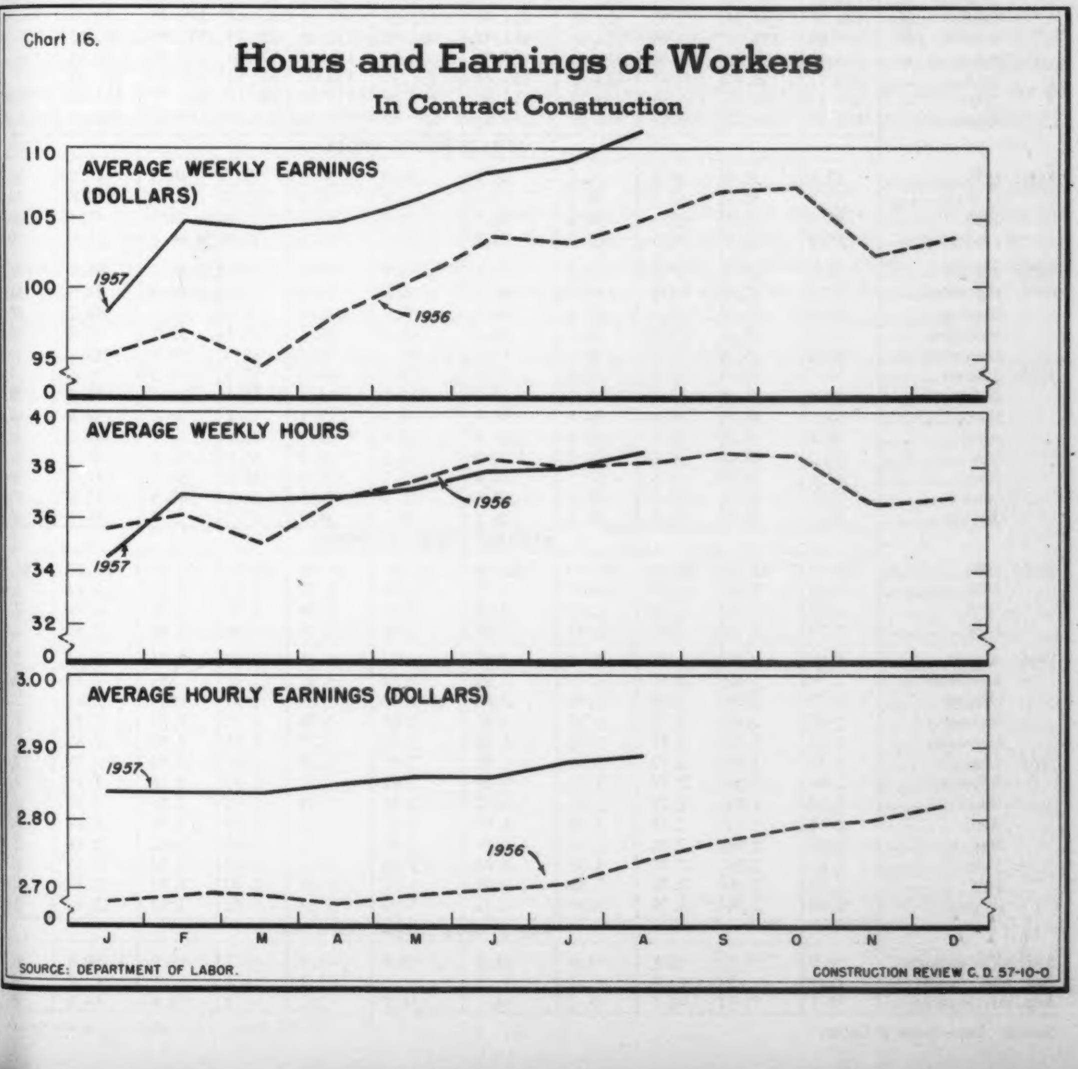


Table G-6: Contract Construction: Hours and Gross Earnings of Construction Workers

Period	All construction	Building construction: All building contractors	General contractors	Special trades contractors: All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades	Nonbuilding construction: All nonbuilding	Highway and street	Other nonbuilding
	AVERAGE WEEKLY EARNINGS										
Year: 1953	$91.61	$91.76	$87.75	$94.79	$98.30	$87.10	$111.61	$91.04	$90.27	$85.28	$93.85
1954	93.98	94.12	89.41	97.38	102.71	90.39	112.71	93.19	92.86	86.88	97.36
1955	95.94	96.29	90.22	100.83	106.40	94.38	116.52	96.21	95.11	91.27	98.50
1956	101.83	101.92	95.04	107.16	112.31	100.10	125.61	102.39	101.59	97.63	104.94
1956: August	104.94	104.53	98.05	109.96	114.35	103.10	127.68	105.33	106.42	105.16	107.83
September	106.92	106.22	99.06	111.97	115.03	103.24	131.78	107.22	108.28	106.12	110.27
October	107.14	106.96	99.80	112.05	115.41	104.11	130.87	107.67	108.12	106.52	109.75
November	102.48	102.75	96.21	108.00	112.57	98.36	124.97	103.08	100.84	95.41	105.30
December	103.78	104.91	96.48	111.14	117.56	100.74	129.82	104.73	99.96	90.94	106.23
1957: January	98.55	99.57	89.76	106.45	115.67	97.28	127.65	95.93	94.86	83.90	101.73
February	104.80	105.63	98.19	111.33	116.89	99.57	130.75	104.25	101.38	93.09	106.50
March	104.23	104.76	95.93	110.96	116.97	102.31	131.26	103.49	100.47	91.77	106.35
April	104.88	105.70	97.46	111.33	116.97	102.31	130.48	105.14	100.88	93.37	106.54
May	106.39	107.02	99.00	112.61	117.73	104.14	131.66	107.04	103.88	96.64	109.93
June	108.11	108.49	100.65	114.58	119.42	105.55	134.06	108.84	106.63	101.33	111.32
July	109.15	108.93	102.03	113.34	116.80	105.95	132.83	108.60	110.77	107.01	114.05
August	111.27	110.70	103.69	115.88	119.42	107.10	132.50	112.34	112.67	109.37	116.12
	AVERAGE WEEKLY HOURS										
Year: 1953	37.7	37.0	37.5	36.6	38.1	34.7	39.3	35.7	40.3	41.2	39.6
1954	37.0	36.2	36.2	36.2	37.9	34.5	38.6	35.3	40.2	40.6	39.9
1955	36.9	36.2	35.8	36.4	38.0	34.7	39.1	35.5	40.3	41.3	39.4
1956	37.3	36.4	36.0	36.7	38.2	35.0	39.5	35.8	40.8	41.9	39.9
1956: August	38.3	37.2	37.0	37.4	38.5	35.8	39.9	36.7	42.4	44.0	41.0
September	38.6	37.4	37.1	37.7	38.6	35.6	40.3	37.1	42.8	44.4	41.3
October	38.4	37.4	37.1	37.6	38.6	35.9	39.9	37.0	42.4	44.2	40.8
November	36.6	35.8	35.5	36.0	37.4	33.8	38.1	35.3	39.7	40.6	39.0
December	36.8	36.3	35.6	36.8	38.8	34.5	39.7	35.5	39.2	39.2	39.2
1957: January	34.7	34.1	33.0	34.9	37.8	33.2	38.8	32.3	37.2	36.8	37.4
February	36.9	36.3	36.1	36.5	38.2	34.1	39.5	35.1	39.6	40.3	39.3
March	36.7	36.0	35.4	36.5	38.1	34.8	39.3	35.2	39.4	39.9	39.1
April	36.8	36.2	35.7	36.5	38.1	34.8	39.3	35.4	39.1	39.9	38.6
May	37.2	36.4	36.0	36.8	38.1	35.3	39.3	35.8	39.8	40.1	39.4
June	37.8	36.9	36.6	37.2	38.4	35.3	39.9	36.4	40.7	41.7	39.9
July	37.9	36.8	36.7	36.8	37.8	35.2	39.3	36.2	41.8	43.5	40.3
August	38.5	37.4	37.3	37.5	38.4	35.7	39.2	37.2	42.2	44.1	40.6
	AVERAGE HOURLY EARNINGS										
Year: 1953	$2.43	$2.48	$2.34	$2.59	$2.58	$2.51	$2.84	$2.55	$2.24	$2.07	$2.37
1954	2.54	2.60	2.47	2.69	2.71	2.62	2.92	2.64	2.31	2.14	2.44
1955	2.60	2.66	2.52	2.77	2.80	2.72	2.98	2.71	2.36	2.21	2.50
1956	2.73	2.80	2.64	2.92	2.94	2.86	3.18	2.86	2.49	2.33	2.63
1956: August	2.74	2.81	2.65	2.94	2.97	2.88	3.20	2.87	2.51	2.39	2.63
September	2.77	2.84	2.67	2.97	2.98	2.90	3.27	2.89	2.53	2.39	2.67
October	2.79	2.86	2.69	2.98	2.99	2.90	3.28	2.91	2.55	2.41	2.69
November	2.80	2.87	2.71	3.00	3.01	2.91	3.28	2.92	2.54	2.35	2.70
December	2.82	2.89	2.71	3.02	3.03	2.92	3.27	2.95	2.55	2.32	2.71
1957: January	2.84	2.92	2.72	3.05	3.06	2.93	3.29	2.97	2.55	2.28	2.72
February	2.84	2.91	2.72	3.05	3.06	2.92	3.31	2.97	2.56	2.31	2.71
March	2.84	2.91	2.71	3.04	3.07	2.94	3.34	2.94	2.55	2.30	2.72
April	2.85	2.92	2.73	3.05	3.07	2.94	3.32	2.97	2.58	2.34	2.76
May	2.86	2.94	2.75	3.06	3.09	2.95	3.35	2.99	2.61	2.41	2.79
June	2.86	2.94	2.75	3.08	3.11	2.99	3.36	2.99	2.62	2.43	2.79
July	2.88	2.96	2.78	3.08	3.09	3.01	3.38	3.00	2.65	2.46	2.83
August	2.89	2.96	2.78	3.09	3.11	3.00	3.38	3.02	2.67	2.48	2.86
	Percent change, August 1956 to 1957										
Avg. wkly. earnings	+6.0	+5.9	+5.8	+5.4	+4.4	+3.9	+3.8	+6.7	+5.9	+4.0	+7.7
Avg. wkly. hours	+ .5	+ .5	+ .8	+ .3	− .3	− .3	−1.8	+1.4	− .5	+ .2	−1.0
Avg. hrly. earnings	+5.5	+5.3	+4.9	+5.1	+4.7	+4.2	+5.6	+5.2	+6.4	+3.8	+8.7

Source: Department of Labor.

FNMA Announced Lower Purchase Price Schedule and Discontinuance of Standby Commitments for 4-1/2 Percent FHA and VA Mortgages. (Federal National Mortgage Association press release No. 328, issued October 22, 1957.)

On October 22, 1957, the Federal National Mortgage Association announced that it had reduced by 2 points the prices it will pay for 4-1/2 percent mortgages, which may be either FHA-insured or VA-guaranteed, and discontinued making standby commitments for the purchase of these mortgages under its Secondary Market Operations.

The new prices, effective for all offerings received by FNMA on or after October 22, 1957, range from 90 to 92 percent of par, compared with the previous price range of 92 to 94 (see Construction Review, Vol. 3, No. 8, August 1957, p. 51). Prices vary by areas and by the amount of mortgagor's equity.

GSA Removed 4-Percent Interest Rate Ceiling and Revised Bidding Rules for Lease-Purchase Building Projects. (General Services Administration press release No. 661, issued October 18, 1957.)

The General Services Administration announced on October 18, 1957, that it had removed the 4-percent limitation on interest the Government will pay for financing under its lease-purchase building program. At the same time, the agency outlined new bidding procedures that will be used for the 98 projects authorized by Congress before the expiration of the original Lease-Purchase Act on July 22, 1957.

Under the new rules, lenders will be asked to enter into a firm commitment to finance a named project, to be held open for acceptance by the Government for a period of 90 days. If a financing bid is received that GSA considers to be reasonable on the basis of prevailing interest rates and the circumstances of the specific project, the agency will solicit bids for construction of the project during the 90-day option period. Upon receipt of an acceptable construction bid, the Government will enter simultaneously into separate financing and construction contracts with the successful bidders.

Previously, GSA solicited only "package" bids--combined bids for financing and construction (see Construction Review, Vol. 2, No. 12, December 1956, p. 42).

U. S. GOVERNMENT PRINTING OFFICE : 1957 O - 440781